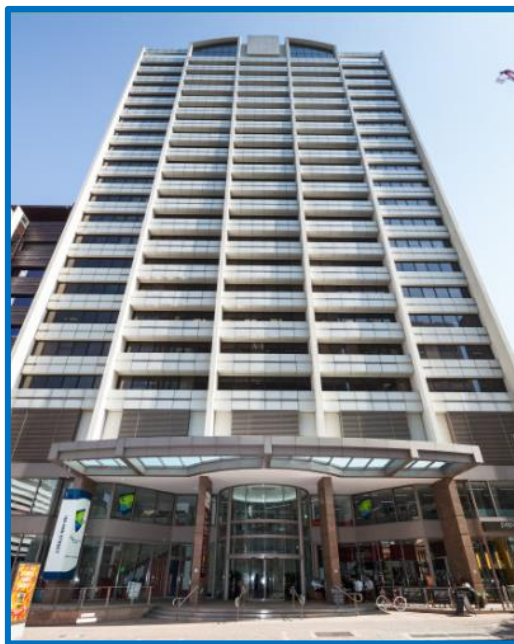


# Hazardous Building Materials Assessment Office Block 160 Ann Street Brisbane, QLD 4000

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Jones Lang LaSalle

May 2017



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# Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Jones Lang LaSalle (JLL) to conduct a Hazardous Building Materials Assessment (Assessment) of the building located at 160 Ann Street, Brisbane, QLD 4000 (the Site).

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

The scope of the Assessment included the accessible interior and exterior areas of the common areas of the building where hazardous materials had been identified previously.

This report has been updated in May 2017 to reflect recent hazmat removal works.

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

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Ozone Depleting Substances
	Bonded	Friable				
Property 1	✓	✓	✓	✓	-	-

The following significant key findings are noted:

## Asbestos-containing Materials

- Non-friable asbestos was identified in the form of electrical backing boards; mastic sealants; vinyl floor tiles; moulded fibre cement pipework; fibre cement wall sheeting; bituminous packing material; pipework gaskets; friction pads; galbestos sheeting and window caulking. These materials were generally found to be in fair to good condition and appropriately labeled as containing asbestos.

## Synthetic Mineral Fibre Materials

- SMF in the form of compressed ceiling tiles and insulation material were identified to various locations throughout the building.

## Polychlorinated biphenyls containing capacitors in electrical fittings

- PCB's were suspected within the capacitors of the single and double tubed fluorescent light fittings on all levels and within the plant rooms, due to their appearance and age.

## Lead-containing paint

- No LCP was identified during the assessment.

## Ozone depleting substances

- No ODS's identified during the assessment.

## Recommendations

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

- Any hazardous building materials which may be disturbed should be removed by an appropriately licensed contractor prior to the commencement of the works.

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

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This document has been prepared in response to specific instructions from JLL 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 JLL 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 JLL 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 JLL, 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 suspected 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. JLL 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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## 1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Jones Lang LaSalle (JLL) to conduct a Hazardous Building Materials Assessment (Assessment) of the Office Block, 160 Ann Street, Brisbane, QLD 4000 (the Site). Jonathon Samios of Prensa conducted the Assessment on the 5th & 6th December 2016 at the request of Robert Giampietro of JLL.

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

This report has been updated in May 2017 to reflect recent hazmat removal works.

## 2 Scope of Works

The scope of the Assessment included the accessible interior and exterior common areas of the site, such as plant rooms and services risers, the Site car park located on levels 2 and 3, and representative tenant office spaces.

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 single building, details of which are provided in Table 1 below.

**Table 1: Site Information**

<b>Site:</b>	160 Ann Street, Brisbane, QLD, 4000		
<b>Age (Circa):</b>	1980's	<b>External walls:</b>	Brick; Concrete; Glass; Fibre Cement
<b>Approximate area:</b>	40000 m <sup>2</sup>	<b>Internal walls:</b>	Plasterboard; Fibre Cement; Sheet Metal; Concrete; Glass
<b>Levels:</b>	1	<b>Ceiling:</b>	Plasterboard; SMF Ceiling Tiles; Concrete Slab; Fibre Cement Sheet
<b>Roof type:</b>	Metal; Concrete Slab	<b>Floor and coverings:</b>	Concrete; Bitumen Membrane; Carpet; Vinyl

## 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 building materials at the Site is presented in the following sections.

**Asbestos-containing Materials** – This component of the Assessment was conducted in accordance with the relevant state *Health & Safety Regulations* and Safe Work Australia Code of Practice *How to Manage and Control Asbestos in the Workplace, 2011*. When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant. 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 4361.2 – 1998 *Guide to lead paint management – Part 2: Residential and commercial buildings* defines lead paint as paint with a lead content greater than 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.

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

During the previous Site Assessment undertaken by Prensa in November 2013, Prensa requested copies of previous documentation pertaining to asbestos building materials at the Site.

Jones Lang LaSalle made available to Prensa a previous survey report that had been carried out by Coffey Environmental, dated November 2012. The samples Coffey Environmental survey report (reference: *ENAUBRIS08680DA-R01*).

Reference has been made to the findings and the NATA accredited bulk sample analyses presented in both the Coffey Environmental Report and Prensa's previous Site Assessment (reference: *70717 160 Ann St HazMat ReSurvey Report*).

### 5.2 Analytical results

#### 5.2.1 Asbestos Bulk Sample Analysis

A total of forty seven (47) samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis reports are provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Report(s)** of this Assessment report. In summary, twenty (20) samples were reported to contain asbestos. Previous sample analysis reports from Coffey were not available for inclusion in this report.

### 5.3 Assessment Findings

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

The following significant key findings are noted:

#### 5.3.1 Asbestos-containing Materials

- Non-friable asbestos was identified in the form of electrical backing boards; mastic sealants; vinyl floor tiles; moulded fibre cement pipework; fibre cement wall sheeting; bituminous packing material; pipework gaskets; friction pads; galbestos sheeting and window caulking. These materials were generally found to be in fair to good condition and appropriately labeled as containing asbestos;

#### 5.3.2 Synthetic Mineral Fibre Materials

- SMF in the form of insulation material was suspected to pipework throughout plant rooms; ceiling voids and risers of the site; and
- SMF in the form of ceiling tiles was suspected to office areas throughout the site.

#### 5.3.3 Polychlorinated Biphenyls

- Capacitors within fluorescent light fittings installed within common areas and plant rooms of the site 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 likely that the capacitors contain PCB insulating oils.

#### 5.3.4 Lead-containing Paint

- No LCP was identified or suspected during the Assessment.

Refer to **Appendix C: Hazardous Building 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 Building 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 Building Materials Register** of this Assessment report.

#### 7.1 Asbestos-containing Materials (ACM)

- ACM that may be disturbed should be removed prior to the commencement of any works.
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the site controller can be alerted if any ACM require encapsulation or removal – in accordance with Safe Work Australia Code of Practice *How to Manage and Control Asbestos in the Workplace, 2011*.
- The Asbestos Management Plan (AMP) should be maintained on site for all ACM that remain at the Site to assist the Site controller with the management of these materials. The AMP must

ensure that suitable control measures are implemented to prevent Site personnel and others from being exposed to airborne asbestos fibre.

- A Destructive Hazardous Building Material Survey should be carried out prior to any demolition or refurbishment works. Any hazardous 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*.
- Where asbestos removal works are required, the person that commissions the removal of asbestos must ensure that works are conducted by an appropriately licensed asbestos removalist.

## 7.2 Synthetic Mineral Fibre Materials

- SMF materials that are likely to be disturbed during any proposed demolition/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.
- Electrical fittings that contain or suspected to contain PCB oil-containing capacitors should be removed as hazardous/regulated waste under controlled working conditions prior to the demolition or refurbishment works in accordance with the *Polychlorinated Biphenyls Management Plan, Revised Edition April 2003*.

## Appendix A: Risk Assessment Factors and Priority Ratings

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## 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 suspected 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 Report(s)

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22 July 2013

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Page 1

Robert Giampietro  
Jones Lang Lasalle  
PO Box 1407  
Brisbane QLD 4002

Dear Robert,

## Asbestos Bulk Sample Analysis Report - 160 Ann St, Brisbane QLD 4000

Please find attached the asbestos bulk sample analysis results of the 22 samples collected by Gary Gooch and Alan Barker of Prensa Pty Ltd on 9 and 16 July 2013 from 160 Ann St, Brisbane QLD 4000 and received at the Prensa Pty Ltd laboratory (L2, 16 Douglas St, Milton QLD 4064) on 9 and 16 July 2013. The samples were analysed on 13 and 22 July 2013 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 National Association of Testing Authorities (NATA), Australia approved 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*.

This document is issued in accordance with NATA's accreditation requirements.

If you require further information please contact the Prensa office on (07) 3367 8944.

Regards,



**Susan Simmonds**  
NATA Approved Identifier and Prensa Signatory



## Asbestos Bulk Sample Analysis Report - 160 Ann St, Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
	Level 24, lift motor room-brake lining to motors	<b>Chrysotile (white asbestos) detected</b>
70717 - 001 - 001	Unpainted grey and brown fibrous gasket material 8 x 6 x 2 mm	
	Level 23, water tank room-bitumen packers to tank	No asbestos fibres detected
70717 - 001 - 002	Blue-grey coated black bituminous membrane material with embedded orange coloured flakes 20 x 14 x 2 mm	Organic fibres detected
	Level 24, lift motor room, fire door to exit stairs-core insulation	<b>Chrysotile (white asbestos) detected</b>
70717 - 001 - 003	Unpainted pink fibrous insulation material 15 x 8 x 1 mm	<b>Amosite (brown asbestos) detected</b> Organic fibres detected
	Level 22, external fascia to building-fibre cement wall sheeting	No asbestos fibres detected
70717 - 001 - 004	White painted grey fibre cement material 20 x 10 x 1 mm	Organic fibres detected
	Level 22, ducting room, within invest office kitchen-debris to floor	No asbestos fibres detected
70717 - 001 - 005	Unpainted grey-brown fibrous dust and debris 20 x 10 x 1 mm	Organic fibres detected
	Level 21, duct services room, gaskets to pipework	No asbestos fibres detected
70717 - 001 - 006	Unpainted black rubbery gasket material 6 x 2 x 1 mm	Organic fibres detected
	Level 19, dust services room, kitchen adjacent to female toilets-debris to floor	No asbestos fibres detected
70717 - 001 - 007	Unpainted grey-brown fibrous dust and debris 20 x 8 x 1 mm	Organic fibres detected
	Level 2, cleaners room-walls	No asbestos fibres detected
70717 - 001 - 008	White painted grey fibre cement material 22 x 14 x 1 mm	Organic fibres detected
	Level 2, department of health and aging store room within car park area-walls	<b>Chrysotile (white asbestos) detected</b>
70717 - 001 - 009	Light blue painted grey fibre cement material 30 x 12 x 1 mm	Organic fibres detected
	Ground floor, plant room 2, duct services room-debris to floor	<b>Chrysotile (white asbestos) detected</b>
70717 - 001 - 010	Unpainted white fibrous insulation-type material 40 x 20 x 2 mm	<b>Amosite (brown asbestos) detected</b>
	Ground floor, plant room 2, duct services room-core insulation within door	Chrysotile (white asbestos) detected
70717 - 001 - 011	Unpainted pink fibrous insulation material 18 x 15 x 1 mm	Amosite (brown asbestos) detected

## Asbestos Bulk Sample Analysis Report - 160 Ann St, Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
70717 - 001 - 012	Level 23, plant room/fan room, bitumen packers to condenser pipe Unpainted beige and black bituminous mastic material 40 x 16 x 4 mm	<i>Chrysotile (white asbestos) detected</i>
70717 - 001 - 013	Level 23, plant room, AHU room, gaskets to pipework Unpainted brown fibrous gasket material 20 x 14 x 2 mm	No asbestos fibres detected Organic fibres detected
70717 - 001 - 014	Level 23, cooling tower deck, condenser pump-gaskets to pipework Dark green painted grey fibrous gasket material 20 x 8 x 1 mm	<i>Chrysotile (white asbestos) detected</i>
70717 - 001 - 015	Level 22, chiller plant room- gaskets to pipework Dark green painted grey fibrous gasket material 35 x 8 x 1 mm	<i>Chrysotile (white asbestos) detected</i>
70717 - 001 - 016	Level 22, chiller plant room, electrical riser room-penetration packing to pipework Unpainted grey fibrous insulation-type material 40 x 20 x 1 mm	No asbestos fibres detected Organic fibres detected Synthetic Mineral Fibres detected
70717 - 001 - 017	Level 22, external, south side deck-bituminous membrane to floor Unpainted black-brown bituminous membrane material 55 x 20 x 1 mm	No asbestos fibres detected Organic fibres detected
70717 - 001 - 018	Level 7, east fire door-core insulation Unpainted gold vermiculite-type material with embedded gold coloured flakes 20 x 3 x 1 mm	No asbestos fibres detected Organic fibres detected
70717 - 001 - 019	Ground floor, plant room 2, data room-walls Cream painted grey fibre cement material 15 x 12 x 2 mm	<i>Chrysotile (white asbestos) detected</i> Organic fibres detected
70717 - 001 - 020	Ground floor, MDF room, floor recess-moulded fibre cement pipes Unpainted grey compressed fibre cement material 15 x 8 x 2 mm	<i>Chrysotile (white asbestos) detected</i> <i>Amosite (brown asbestos) detected</i>
70717 - 001 - 021	Level 13, electrical riser-debris to cables Unpainted white fibrous insulation-type material 15 x 15 x 1 mm	<i>Chrysotile (white asbestos) detected</i> <i>Amosite (brown asbestos) detected</i>

## Asbestos Bulk Sample Analysis Report - 160 Ann St, Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
70717 - 001 - 022	Ground floor, plant room 1, washroom, ceiling void-	<i>Chrysotile (white asbestos) detected</i>
	mastic to ductwork	
	Silver coated red resinous mastic material 45 x 10 x 2 mm	

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



NATA accredited laboratory number 17366.

Corporate Site Number 21284.

Accredited for compliance with ISO/IEC 17025.

This report should not be reproduced except in full.

17 July 2014

Robert Giampietro  
Jones Lang LaSalle  
PO Box 1407  
Brisbane QLD 4002

Dear Robert,

## Asbestos Bulk Sample Analysis Report

160 Ann St, Brisbane QLD 4000

Please find attached the asbestos bulk sample analysis results of the 5 samples collected by Ian Parker of Prensa Pty Ltd for 160 Ann St, Brisbane QLD 4000 and received at the Prensa Pty Ltd laboratory (Level 2, 16 Douglas St, Milton QLD 4064) on 16 July 2014. The samples were analysed on 17 July 2014 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 National Association of Testing Authorities (NATA), Australia approved 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 (07) 3367 8944.

Regards,



**Susan Simmonds**

**Prensa Signatory and NATA Approved Asbestos Fibre Identifier**



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## Asbestos Bulk Sample Analysis Report

### 160 Ann St, Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
71416 - 001 - 001	Level 21 - Meter Box - Electrical Backing Board	<i>Chrysotile (white asbestos) detected</i>
	Black coated black-brown compressed fibrous board material 20 x 8 x 3 mm	
71416 - 001 - 002	Level 18 - Meter Box - Electrical Backing Board	<i>Chrysotile (white asbestos) detected</i>
	Black coated black-brown compressed fibrous board material 22 x 4 x 2 mm	
71416 - 001 - 003	Level 10 - Meter Box - Electrical Backing Board	<i>Chrysotile (white asbestos) detected</i>
	Black coated black-brown compressed fibrous board material 40 x 10 x 3 mm	
71416 - 001 - 004	Level 1 - Meter Box - Electrical Backing Board	<i>Chrysotile (white asbestos) detected</i>
	Black coated black-brown compressed fibrous board material 35 x 7 x 2 mm	
71416 - 001 - 005	Level 20 - Meter Box - Electrical Backing Board	<i>Chrysotile (white asbestos) detected</i>
	Black coated black-brown compressed fibrous board material 20 x 7 x 2 mm	

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

4 August 2016

Robert Giampietro  
Jones Lang LaSalle  
160 Ann Street  
Brisbane QLD 4000

Dear Robert,

## Asbestos Bulk Sample Analysis Report

### 160 Ann Street Brisbane QLD 4000

Please find attached the asbestos bulk sample analysis results of the 2 samples collected by Robert Dear of Prensa Pty Ltd for 160 Ann Street Brisbane QLD 4000 on 4 August 2016 and received at the Prensa Pty Ltd laboratory (Level 2, 15 Mayneview Street, Milton QLD 4064) on 4 August 2016. The samples were analysed on 4 August 2016 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 National Association of Testing Authorities (NATA), Australia approved 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 (07) 3291 9700.

Regards,



**Susan Simmonds**  
**Prensa Signatory**



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## Asbestos Bulk Sample Analysis Report

### 160 Ann Street Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
73124 - 001 - 001A	Level 22 - Small air conditioning plant area - Low level bunding - Rear wall	No asbestos fibres detected
	Blue flexible membrane 40 x 15 x 1 mm	Synthetic Mineral Fibres detected
73124 - 001 - 001B	Level 22 - Small air conditioning plant area - Low level bunding - Rear wall	No asbestos fibres detected
	Unpainted grey fibre cement material attached to sample 73124-001-001A 40 x 20 x 2 mm	Organic fibres detected
73124 - 001 - 002	Level 22 - Small air conditioning plant area - Low level bunding - Front wall	No asbestos fibres detected
	Unpainted grey fibre cement material 15 x 15 x 3 mm	Organic fibres detected

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

6 December 2016

J0001:ADB  
73445-001 BSA 02122016.xlsm

Page 1

Robert Giampietro  
Jones Lang LaSalle  
160 Ann Street  
Brisbane QLD 4000

Dear Robert,

## Asbestos Bulk Sample Analysis Report

160 Ann Street, Brisbane QLD 4000

Please find attached the asbestos bulk sample analysis results of the 15 samples collected by Alan Barker of Prensa Pty Ltd for 160 Ann Street, Brisbane QLD 4000 on 2 December 2016 and received at the Prensa Pty Ltd laboratory (Level 2, 15 Mayneview Street, Milton QLD 4064) on 2 December 2016. The samples were analysed on 2 December 2016 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 National Association of Testing Authorities (NATA), Australia approved 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 (07) 3291 9700.

Regards,



Susan Simmonds

**Approved Asbestos Fibre Identifier and Signatory**



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## Asbestos Bulk Sample Analysis Report

160 Ann Street, Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
73445 - 001 - 001	Level 20, Comms Riser, top penetration insulation material	No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining
	Yellow, black and brown non-homogenous dust and debris (includes insulation material)	Synthetic Mineral Fibres detected
	60 x 60 x 3 mm	Organic fibres detected
73445 - 001 - 002	Level 20, Comms Riser, dust on cables at floor penetration	No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining
	Brown fibrous dust and debris	Organic fibres detected
	14 x 12 x 2 mm	
73445 - 001 - 003	Level 20, Comms Riser, insulation within floor penetration	No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining
	Yellow, black and brown non-homogenous dust and debris (includes insulation material)	Synthetic Mineral Fibres detected
	20 x 20 x 2 mm	
73445 - 001 - 004	Level 20, Comms Riser, floor outside riser doors, fibrous debris	<b>Chrysotile (white asbestos) detected</b>
	White compressed fibrous material	
	20 x 8 x 3 mm	
73445 - 001 - 005	Level 20, Comms Riser, rear brick wall approx. 2m off floor, debris	No asbestos fibres detected
	White and brown plaster-type material	Organic fibres detected
	2 x 2 x 1 mm	
73445 - 001 - 006	Level 20, plumbing duct riser RHS of electrical riser, small diameter round ceiling penetration packing material	No asbestos fibres detected
	White compressed fibrous insulation material	Synthetic Mineral Fibres detected
	20 x 14 x 1 mm	
73445 - 001 - 007	Level 17, Comms Riser, top penetration insulation material	No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining
	Yellow, black and brown non-homogenous dust and debris (includes insulation material)	Synthetic Mineral Fibres detected
	60 x 60 x 3 mm	Organic fibres detected
73445 - 001 - 008	Level 17, Comms Riser, floor penetration insulation material	No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining
	Brown, grey, silver and black non-homogenous dust and debris	Organic fibres detected
	25 x 25 x 2 mm	Synthetic Mineral Fibres detected
73445 - 001 - 009	Level 19, Comms Riser, floor penetration insulation material	No asbestos fibres detected
	Unpainted grey compressed fibrous insulation material	Synthetic Mineral Fibres detected
	18 x 8 x 3 mm	

## Asbestos Bulk Sample Analysis Report

### 160 Ann Street, Brisbane QLD 4000

Sample No	Sample Location / Description / Size	Result
	Level 19, Comms Riser, top penetration insulation material	<i>No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining</i>
73445 - 001 - 010	Yellow, brown, black and silver non-homogenous dust and debris 50 x 50 x 2 mm	Synthetic Mineral Fibres detected Organic fibres detected
	Level 13, electrical riser, LHS upper wall in orange cable tray, isolated residual debris	<b>Chrysotile (white asbestos) detected</b>
73445 - 001 - 011	White compressed fibrous material 25 x 8 x 3 mm	
	Level 10, Comms Riser, floor penetration insulation material	No asbestos fibres detected
73445 - 001 - 012	Yellow fibrous insulation material 20 x 20 x 3 mm	Synthetic Mineral Fibres detected
	Level 6, Comms Riser, top penetration insulation material	No asbestos fibres detected
73445 - 001 - 013	Yellow fibrous insulation material 40 x 40 x 1 mm	Synthetic Mineral Fibres detected
	Level 6, Comms Riser, floor penetration insulation material	No asbestos fibres detected
73445 - 001 - 014	Grey vermiculite-type material (with embedded cream-white coloured flakes) 40 x 15 x 3 mm	
	Level 2, Comms Riser, loose debris adjacent floor penetration	<i>No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining</i>
73445 - 001 - 015	Sample 15 description Sample 15 size	Synthetic Mineral Fibres detected Organic fibres detected

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

7 December 2016

Robert Giampietro  
Jones Lang LaSalle  
160 Ann Street  
Brisbane, QLD, 4000

Dear Robert,

## Asbestos Bulk Sample Analysis Report

160 Ann Street, Brisbane Qld 4000

Please find attached the asbestos bulk sample analysis results of the 3 samples collected by Jonathon Samios of Prensa Pty Ltd for 160 Ann Street, Brisbane Qld 4000 on 6 December 2016 and received at the Prensa Pty Ltd laboratory (Level 2, 15 Mayneview Street, Milton QLD 4064) on 6 December 2016. The samples were analysed on 6 December 2016 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 National Association of Testing Authorities (NATA), Australia approved 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 (07) 3291 9700.

Regards,



Susan Simmonds

**Approved Asbestos Fibre Identifier and Signatory**



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## Asbestos Bulk Sample Analysis Report

### 160 Ann Street, Brisbane Qld 4000

Sample No	Sample Location / Description / Size	Result
73445 - 002 - 001	Interior, Level 23, Plant Room, Stairwell Pressurisation Riser, Door - Fire Door Core Brown timber / Cream coloured flakes 20 x 6 x 1 mm	No asbestos fibres detected
73445 - 002 - 002	Exterior, Level 23, Toilet Extraction Fan Room, Western Terrace, Floor - Bituminous Membrane Grey coated black-brown bituminous membrane material 15 x 15 x 1 mm	<b><i>Chrysotile (white asbestos) detected</i></b>
73445 - 002 - 003	Interior, Level 2, Car Park, Bicycle Locker, Infill Panel - Fibre Cement Sheet Unpainted grey fibre cement material 20 x 10 x 2 mm	No asbestos fibres detected  Organic fibres detected

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

## Appendix C: Hazardous Building Materials Register

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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



Client:	Jones Lang LaSalle		Site Name:		160 Ann Street		Site Address: 160 Ann Street, Brisbane, QLD 4000						Client No.: J0001 Job No.: 73445			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.	
Exterior, Level 2	Car Park, South-Eastern Corner, Above 'No Parking' bay	Infill panels	Fibre Cement Sheet	Asbestos	Ref: 73445-002-003	Assumed Negative	-	-	-	-	-	-	-	-	1	
Exterior, Level 22	Southern Elevation, Perimeter. Extends up to Level 23	Partition Walls	Fibre Cement Sheet	Asbestos	70717-001-004	Negative	-	-	-	-	-	-	-	-	2, 3	
Exterior, Level 23	Cooling tower condenser pump	Gasket	Gasket material	Asbestos	70717-001-014	Positive	Non-friable	Low	Good	Low	~20 Units	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	4	
Exterior, Level 23	Cooling tower deck-below modern upper layer	Floor	Bituminous membrane	Asbestos	Same as 70717-001-017	Assumed Negative	-	-	-	-	-	-	-	-	-	
Exterior, Level 23	Eastern Terrace accessed via Toilet Extraction Fan Room	Floor	Bituminous Membrane	Asbestos	Ref: 73445-002-002	Assumed Positive	Non-friable	Low	Fair	Low	20m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	5	
Exterior, Level 23	Northern Elevation, Eastern Terrace (Extends up to Level 24)	Wall	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	60m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-	
Exterior, Level 23	Northern Elevation, Western Terrace (Extends up to Level 24)	Wall	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	60m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	6	
Exterior, Level 23	Southern Elevation, Exterior Façade of Plant Room	Louvres	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	100m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	7	
Exterior, Level 23	Western Terrace accessed via Toilet Extraction Fan Room	Floor	Bituminous Membrane	Asbestos	73445-002-002	Positive	Non-friable	Low	Fair	Low	20m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-	
Exterior, Level 4	Windows, Throughout	Window beading	Window caulking	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - 28171	Assumed Positive	Non-friable	Low	Good	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-	
Exterior, Rooftop	Eastern Elevation, Fire Stairwell	Louvres	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	6m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	8	
Exterior, Rooftop	Northern and Western Elevations	Flue	Mastic sealant	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - S3	Assumed Positive	Non-friable	Low	Good	Low	2 Units	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	9	



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, Rooftop	Western Elevation, Fire Stairwell	Louvres	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	6m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	10
Interior, All Levels	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	Ref: 71416-001-001	Assumed Positive	Non-friable	Low	Good	Low	2m <sup>2</sup> per Unit	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Ground Level	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Ground Level	Eastern Fire Stairwell, Door to Plant Room 1	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Ground Level	Main Switch Room	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	-	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Ground Level	MDF Room	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	-	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Ground Level	MDF Room	Floor coverings - green (light)	Vinyl floor tiles	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM091	Assumed Positive	Non-friable	Low	Good	Low	25m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	-	-
Interior, Ground Level	MDF Room, Recess to floor	Conduits	Moulded fibre cement	Asbestos	70717-001-020	Positive	Non-friable	Low	Good	Low	2 Units	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	11
Interior, Ground Level	Plant Room 1, Wash Room	Duct	Mastic sealant	Asbestos	70717-001-022	Positive	Non-friable	Low	Good	Low	Throughout	No access was possible to this room at the time of the assessment due to bricked-off doorway, assumed to remain insitu within the room. Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Ground Level	Plant Room 1, Washroom	Access hatch	Fibre cement sheet	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - 28172	Assumed Positive	-	-	-	-	-	Removed under controlled contiorioned by GBAR Group in May 2017 - See Prensa clearance 73995 160 ACM clr	-	-	12
Interior, Ground Level	Plant room 2, adjacent to Data Room	Partition Wall	Fibre cement sheeting	Asbestos	70717-001-019	Positive	Non-friable	Low	Good	Low	20m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	13
Interior, Ground Level	Plant room 2, adjacent to Data Room	Pipework	Gasket material	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM349	Assumed Positive	Non-friable	Low	Good	Low	Throughout	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	14



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Ground Level	Plant room 2, Data Room	Partition Wall	Fibre cement sheeting	Asbestos	Ref: 70717-001-019	Assumed Positive	Non-friable	Low	Good	Low	20m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	15
Interior, Ground Level	Plant Room 2, Duct Services Room	Duct	Mastic sealant	Asbestos	Ref: 70717-001-022	Assumed Positive	Non-friable	Low	Good	Low	Throughout	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	16
Interior, Ground Level	Plant Room 2, Duct Services Room	Door	Fire door core	Asbestos	70717-001-011	-	-	-	-	-	-	Removed under controlled contiorioned by GBAR Group in May 2017 - See Prensa clearance 73995 160 ACM clr	-	-	17
Interior, Ground Level	Plant Room 2, Duct Services Room, on floor	Debris	Millboard insulation	Asbestos	70717-001-010	Positive	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013. Refer to Prensa Clearance Certificate ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Ground Level	Plant Room 2, Washroom	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Ground Level	Space Leading off Main Switch Room	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	-	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Ground Level	Substation	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	-	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Ground Level	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Ground Level	Western Fire Stairwell, Door to Plant Room 2	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 1	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 1	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	71416-001-004	Positive	Non-friable	Low	Good	Low	2m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Level 10	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 10	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	71416-001-003	Positive	Non-friable	Low	Good	Low	2m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Level 10	Lift Lobby, Comms Riser, Within Floor Penetration	Floor Penetrations	Insulation Material	Asbestos	73445-001-012	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 11	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 11	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 12	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 12	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 13	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 13	Lift Lobby, Electrical Riser, Within left-side Cable Tray	Debris	Insulation Material	Asbestos	73445-001-011	Positive	-	-	-	-	-	Item collected as sample material and removed from the site by Alan Barker of Prensa on Monday 5th December 2016.	-	-	-
Interior, Level 14	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 15	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 15	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 16	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 17	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 17	Lift Lobby, Comms Riser, High Level	Ceiling Penetration	Insulation Material	Asbestos	73445-001-007	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 17	Lift Lobby, Comms Riser, Within Floor Penetration	Floor Penetrations	Insulation Material	Asbestos	73445-001-008	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 18	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 18	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	71416-001-002	Positive	-	-	-	-	-	4 Units removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Level 19	Duct room in kitchen adj to female toilets	Debris	Fibre cement sheet	Asbestos	70717-001-007	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 19	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 19	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	Ref: 71416-001-001	Assumed Positive	-	-	-	-	-	4 Units removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Level 19	Lift Lobby, Comms Riser, High Level	Ceiling Penetration	Insulation Material	Asbestos	73445-001-010	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 19	Lift Lobby, Comms Riser, Within Floor Penetration	Floor Penetrations	Insulation Material	Asbestos	73445-001-009	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 2	Car Park, South-Eastern Corner, Bicycle Locker	Infill panels	Fibre Cement Sheet	Asbestos	73445-002-003	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 2	Cleaners Room, Exterior	Walls	Fibre cement sheeting	Asbestos	Ref: 70717-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 2	Cleaners Room, Interior	Walls	Fibre cement sheeting	Asbestos	70717-001-008	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 2	Comms Riser, Floor, Adjacent Penetration	Debris	Insulation Material	Asbestos	73445-001-015	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 2	Department of Health & Ageing Store Room, Exterior	Walls	Fibre cement sheeting	Asbestos	Ref: 70717-001-009	Assumed Positive	Non-friable	Low	Good	Low	15m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	18
Interior, Level 2	Department of Health & Ageing Store Room, Interior	Walls	Fibre cement sheeting	Asbestos	70717-001-009	Positive	Non-friable	Low	Good	Low	15m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Level 2	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 20	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 20	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	71416-001-005	Positive	Non-friable	Low	Good	Low	2m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Level 20	Lift Lobby, Comms Riser, Floor external to Riser	Debris	Insulation Material	Asbestos	73445-001-004	Positive	-	-	-	-	-	Item removed under controlled friable asbestos conditions by B&C Asbestos Removals (Class A Licensed Asbestos Removal Contractor) on 5 December 2016. Refer to Prensa Clearance Certificate ref: <b>73460 160 Ann Street L20 Riser Clr 05122016.</b>	-	-	-
Interior, Level 20	Lift Lobby, Comms Riser, Floor-level Cabling	Dust	Insulation Material	Asbestos	73445-001-002	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 20	Lift Lobby, Comms Riser, High Level	Ceiling Penetration	Insulation Material	Asbestos	73445-001-001	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 20	Lift Lobby, Comms Riser, Rear Brick Wall, 2m from floor	Debris	Insulation Material	Asbestos	73445-001-005	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 20	Lift Lobby, Comms Riser, Within Floor Penetration	Floor Penetrations	Insulation Material	Asbestos	73445-001-003	Negative	-	-	-	-	-	-	-	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 20	Lift Lobby, Plumbing Riser adjacent Electrical Switchboard	Ceiling Penetration	Insulation Material	Asbestos	73445-001-006	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 21	Duct Services Room	Pipe work	Gasket material	Asbestos	70717-001-006	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 21	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 21	Electrical riser - within meter box	Electrical backing board	Bituminous material	Asbestos	71416-001-001	Positive	Non-friable	Low	Good	Low	2m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	-
Interior, Level 22	Chiller plant room	Pipe work	Gasket material	Asbestos	70717-001-015	Positive	Non-friable	Low	Good	Low	Throughout	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	19
Interior, Level 22	Chiller plant room-electrical riser pipework	Penetrations	Packing	Asbestos	70717-001-016	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 22	Duct room within small kitchen to floor	Debris	Fibre cement sheet	Asbestos	70717-001-005	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 22	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 22	FM Office Kitchen	Floor coverings - brown (light)	Vinyl floor tiles	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM090	Assumed Positive	Non-friable	Low	Good	Low	5m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	20
Interior, Level 22	Plant Room, Small AC Bund	Floor	Bituminous membrane	Asbestos	73124-001-001	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 22	Plant Room, Small AC Bund	Wall	Fibre Cement Sheet	Asbestos	73124-001-002	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 22	South side deck area	Floor	Bituminous membrane	Asbestos	70717-001-017	Negative	-	-	-	-	-	-	-	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 22	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 23	AHU within plant room	Gasket	Gasket material	Asbestos	70717-001-013	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 23	Cooling Tower Enclosure, Perimeter, All Elevations (Extends up to Level 24)	Walls	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Medium	Fair	Low	200m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	21
Interior, Level 23	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 23	Fan Room, Southern Elevation	Wall	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Medium	Fair	Medium	40m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	22
Interior, Level 23	Generator Room	Gasket	Gasket material	Asbestos	Not sampled live equipment	Suspected Positive	Non-friable	Low	Good	Low	Unknown	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	23
Interior, Level 23	Plant Room	Packer	Bituminous membrane	Asbestos	70717-001-002	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 23	Plant Room, Northern Elevation	Wall	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	60m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	24
Interior, Level 23	Plant Room, Southern Elevation	Louvres	Galbestos	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - AM088	Assumed Positive	Non-friable	Low	Fair	Low	60m <sup>2</sup>	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	25
Interior, Level 23	Fan room	Packer	Bituminous membrane	Asbestos	70717-001-012	Positive	Non-friable	Low	Fair	Low	2 Units	Maintain in current condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	26
Interior, Level 23	Water Tank Room, Stairwell Pressurisation Riser	Door	Fire door core	Asbestos	73445-002-001	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 23	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 24	Lift Motor Room	Door	Fire door core	Asbestos	70717-001-003	Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 24	Lift Motor Room	Lift motor	Friction pads	Asbestos	70717-001-001	Positive	Non-friable	Medium	Good	Low	6 Units	Maintain in current condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B (bonded) licensed asbestos removal contractor.	P4	Nov-21	27
Interior, Level 3	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 4	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 5	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 6	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 6	Lift Lobby, Comms Riser, High Level	Ceiling Penetration	Insulation Material	Asbestos	73445-001-013	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 6	Lift Lobby, Comms Riser, Within Floor Penetration	Floor Penetrations	Insulation Material	Asbestos	73445-001-014	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 6	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 7	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 7	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 8	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 8	Western Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Positive	-	-	-	-	-	Item not sighted during 2016 Reinspection - Item removed from the site and replaced with a modern, non-asbestos alternative manufactured post 1990.	-	-	-
Interior, Level 9	Eastern Fire Stairwell	Door	Fire door core	Asbestos	Coffey Report Ref: ENAUBRIS08680 DA - M003	Assumed Negative	-	-	-	-	-	Fire door tagged as post 1990's installation. Presumed not to contain asbestos	-	-	-
Interior, Level 23 (Previously Rooftop)	Fan Room	Debris	Loose insulation	SMF	-	-	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Ground Level	All Areas, Throughout Ceiling Void	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	Nov-21	-
Interior, Ground Level	Service Risers	Debris	Insulation material	SMF	-	-	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Level 1	Office Areas, Throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	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)].	P4	Nov-21	-
Interior, Level 1	Office Areas, Throughout Ceiling Void	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	Nov-21	-
Interior, Level 14	Office Areas, Throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	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)].	P4	Nov-21	-
Interior, Level 14	Office Areas, Throughout Ceiling Void	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	Nov-21	-
Interior, Level 19	Duct Services Room	Pipe work	Loose insulation	SMF	-	-	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Level 2	Car Park, Underside of Roof, Throughout	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	Nov-21	-
Interior, Level 20	Duct Services Room	Pipe work	Loose insulation	SMF	-	-	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-






Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, Level 21	Duct Services Room	Pipe work	Loose insulation	SMF	-	-	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Level 22	Store Room adj to Security Room	Redundant	Compressed ceiling tiles	SMF	-	-	-	-	-	-	-	Item removed from site under controlled conditions by Advanced Deconstructions (Class A Licensed Asbestos Removal Contractor) on 4 November 2013 - Refer to Prensa Clearance Report ref: <b>70956 160 Ann St ACM Clr Nov13</b> .	-	-	-
Interior, Level 23	Air Handling Units	Filter Walls	Insulation material - internal	SMF	-	Suspected Positive	Bonded	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)].	P4	-	-
Interior, Level 23	Plant Room	Hot water heater	Insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	2 Units	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)].	P4	-	-
Interior, Level 23	Plant Room	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20lm	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)].	P4	-	-
Interior, Level 23	Plant Room, External to Generator Room	Stored Materials	Insulation material	SMF	-	-	-	-	-	-	-	Found not to be present during May 2017 inspection	-	-	-
Interior, Level 23	Toilet Extraction Fan Room (Accessed via ladder from Level 22 Plant Room behind FM Office)	Debris	Loose insulation	SMF	-	-	-	-	-	-	-	Found not to be present during May 2017 inspection	-	-	28
Interior, Level 24	Lift Motor Room	Duct	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	-	-
Interior, Level 24	Lift Motor Room, Above Ceiling Slab	Sarking Insulation	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	-	-
Interior, Level 3	Car Park, Underside of Roof, Throughout	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	-	-
Interior, Levels 4 to 21	Office Areas, Throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	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)].	P4	-	-
Interior, Levels 4 to 21	Office Areas, Throughout Ceiling Void	Pipe work	Insulation material	SMF	-	Suspected Positive	Bonded	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)].	P4	-	-



Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, All Levels	All Areas, Throughout	Walls	White - upper coloured paint system	Lead Paint - Swab	Lead Check # 1	Negative	-	-	-	-	-	-	-	-	-
Interior, Ground Level	Lift Shaft Pipework	Pipe work	Beige - upper coloured paint system	Lead Paint - Swab	Lead Check # 2	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 23	Generator Room	Machinery	Green (dark) - upper coloured paint system	Lead Paint - Swab	Lead Check # 3	Negative	-	-	-	-	-	-	-	-	-
Interior, Level 24	Lift motor room	Walls	Cream - upper coloured paint system	Lead Paint - Swab	Lead Check # 4	Negative	-	-	-	-	-	-	-	-	-
Interior, All Levels	Lift Motor Room, Plant Rooms and Stair Exits	Fluorescent light fitting - single tube	Capacitor	PCBs	-	Suspected Positive	-	-	Good	Low	Throughout	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.	P4	Nov-21	-
Interior, Ground Level	Plant Room - Fujitsu Unit	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	-	-	-	-	-	1 Unit	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Interior, Level 24	Lift Motor Room	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	-	-	-	-	-	2 Units	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-

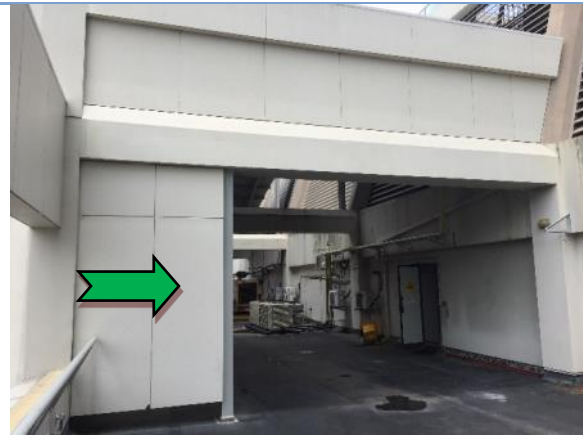
## Appendix D: Photographs

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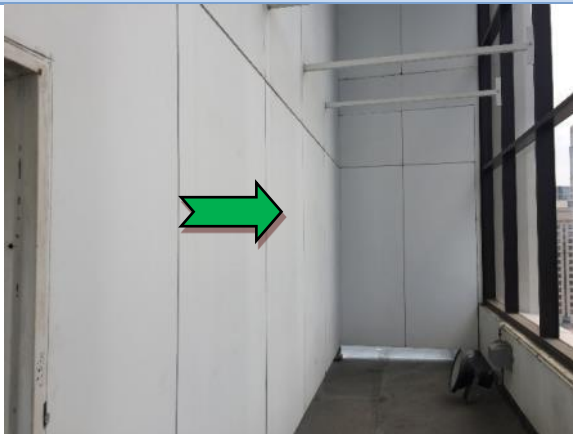
KEY	
	Confirmed or suspected ACM
	Confirmed or suspected other hazardous material type (SMF; PCB & lead paint)
	Confirmed or suspected non-ACM or other non-hazardous material



**Photo 1.** Exterior, Level 2 - Car Park, South-Eastern Corner, Above 'No Parking' bay - Infill panels - Fibre Cement Sheet - Non-asbestos containing material



**Photo 2.** Exterior, Level 22 - Southern Elevation, Perimeter. Extends up to Level 23 - Partition Walls - Fibre Cement Sheet - Non-asbestos containing material



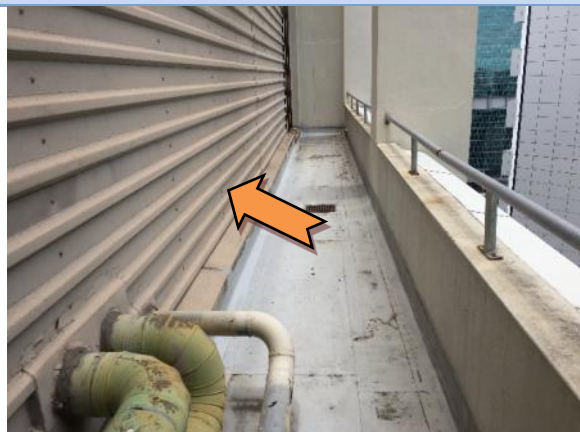
**Photo 3.** Exterior, Level 22 - Southern Elevation, Perimeter. Extends up to Level 23 - Partition Walls - Fibre Cement Sheet - Non-asbestos containing material



**Photo 4.** Exterior, Level 23 - Cooling tower condenser pump - Gasket - Gasket material - Asbestos containing material



**Photo 5.** Exterior, Level 23 - Eastern Terrace accessed via Toilet Extraction Fan Room - Floor - Bituminous Membrane - Assumed Asbestos containing material



**Photo 6.** Exterior, Level 23 - Northern Elevation, Western Terrace (Extends up to Level 24) - Wall - Galbestos - Assumed Asbestos containing material



**Photo 7.** Exterior, Level 23 - Southern Elevation, Exterior Façade of Plant Room - Louvres - Galbestos - Assumed Asbestos containing material



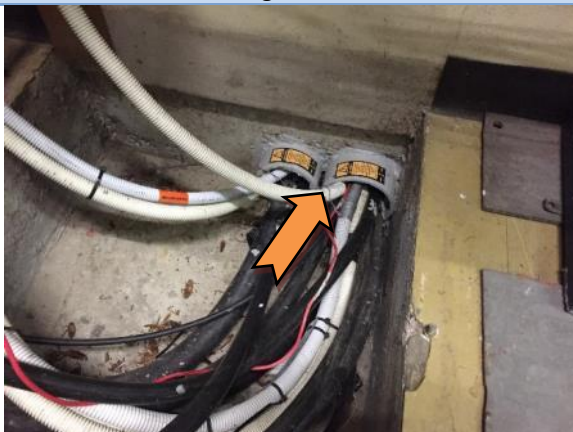
**Photo 8.** Exterior, Rooftop - Eastern Elevation, Fire Stairwell - Louvres - Galbestos - Assumed Asbestos containing material



**Photo 9.** Exterior, Rooftop - Northern and Western Elevations - Flue - Mastic sealant - Assumed Asbestos containing material



**Photo 10.** Exterior, Rooftop - Western Elevation, Fire Stairwell - Louvres - Galbestos - Assumed Asbestos containing material



**Photo 11.** Interior, Ground Level - MDF Room, Recess to floor - Conduits - Moulded fibre cement - Asbestos containing material



**Photo 12.** Interior, Ground Level - Plant Room 1, Washroom - Access hatch - Fibre cement sheet - Assumed Asbestos containing material - Removed May 2017



**Photo 13.** Interior, Ground Level - Plant room 2, adjacent to Data Room - Partition Wall - Fibre cement sheeting - Asbestos containing material



**Photo 14.** Interior, Ground Level - Plant room 2, adjacent to Data Room - Pipework - Gasket material - Assumed Asbestos containing material



**Photo 15.** Interior, Ground Level - Plant room 2, Data Room - Partition Wall - Fibre cement sheeting - Assumed Asbestos containing material



**Photo 16.** Interior, Ground Level - Plant Room 2, Duct Services Room - Duct - Mastic sealant - Assumed Asbestos containing material



**Photo 17.** Interior, Ground Level - Plant Room 2, Duct Services Room - Door - Fire door core - Asbestos containing material - Removed May 2017



**Photo 18.** Interior, Level 2 - Department of Health & Ageing Store Room, Exterior - Walls - Fibre cement sheeting - Asbestos containing material



**Photo 19.** Interior, Level 22 - Chiller plant room - Pipe work - Gasket material - Asbestos containing material



**Photo 20.** Interior, Level 22 - FM Office Kitchen - Floor coverings - brown (light) - Vinyl floor tiles - Assumed Asbestos containing material



**Photo 21.** Interior, Level 23 - Cooling Tower Enclosure, Perimeter, All Elevations (Extends up to Level 24) - Walls - Galbestos - Assumed Asbestos containing material



**Photo 22.** Interior, Level 23 - Fan Room, Southern Elevation - Wall - Galbestos - Assumed Asbestos containing material



**Photo 23.** Interior, Level 23 - Generator Room - Gasket - Gasket material - Suspected Asbestos containing material



**Photo 24.** Interior, Level 23 - Plant Room, Northern Elevation - Wall - Galbestos - Assumed Asbestos containing material



**Photo 25.** Interior, Level 23 - Plant Room, Southern Elevation - Louvres - Galbestos - Assumed Asbestos containing material



**Photo 26.** Interior, Level 23 - Fan room - Packer - Bituminous membrane - Asbestos containing material



**Photo 27.** Interior, Level 24 - Lift Motor Room - Lift motor - Friction pads - Asbestos containing material



**Photo 28.** Interior, Level 23 - Toilet Extraction Fan Room (Accessed via ladder from Level 22 Plant Room behind FM Office) - Debris - Suspected SMF material - Not sighted in May 2017

## Appendix E: Areas Not Accessed

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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:

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#### Areas Not Accessed

Tenanted occupied/leased areas were not inspected as they fell outside of the scope of work.

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.

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#### 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 Building 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.