

Areas not Accessed

It is noted that hazardous materials may be contained within or behind those areas identified in the below table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Area Not Accessed	Comments
All areas were accessed.	

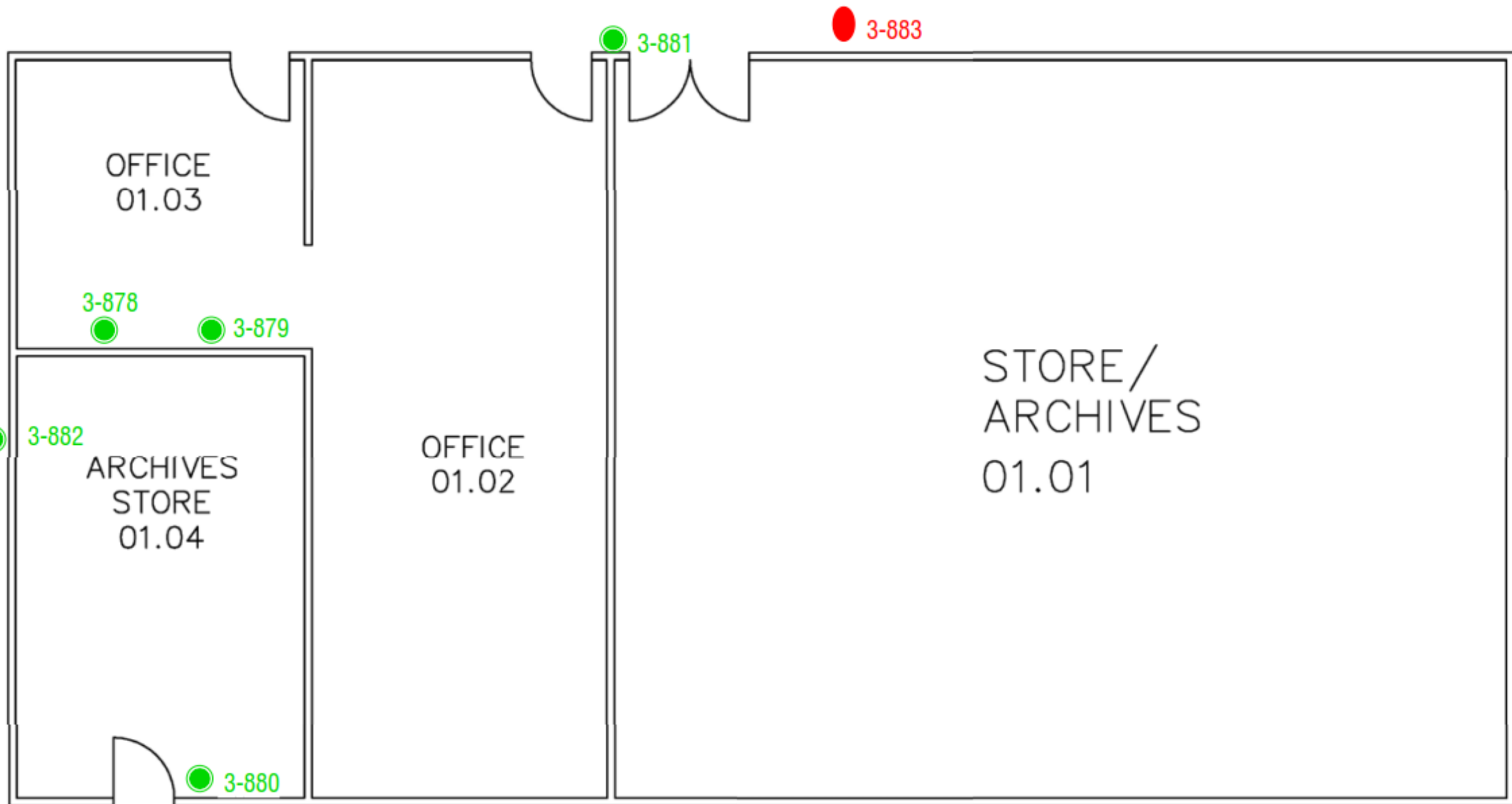
The following areas were either partially accessed with representative areas inspected or were considered outside the scope of works and not accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Building 5 - Office Store		
ITEM	NOT ACCESSED	COMMENT
Air Conditioning Re-Heat Boxes	All	Live electrics
Areas Where No Asbestos Was Previously Identified	All	Outside scope
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope
Beneath & Within Floor Slabs and Footings	All	Outside scope
Beneath Floor Coverings	All	Outside scope
Ceiling Spaces	All	Outside scope
Construction/Expansion Joints	All	Outside scope
Culverts, Floor Trenches & Tunnels	All	Outside scope
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrics
Fire Door Cores & Fire Rated Door Frames	All	Outside scope
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	All	Live mechanism
Height Restricted Areas	All	Above 2.7m
Inside Mechanical Equipment	All	Live mechanism
Internal & External Areas of the Building (s) not Considered Within the Scope of Works	All	Outside scope
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Outside scope
Partition Wall Cavities	All	Outside scope
Penetrations / Behind Fire Seals	All	Outside scope
Roof	All	Outside scope
Subterranean Areas, i.e., Below Ground Surface Level	All	Outside scope
Wall Cavities	All	Outside scope
Waterproof Membranes and Sealants	All	Outside scope



Register Item Details

Location	Building 5 - Office Store - Ground Floor - External - Awning - Fibre cement sheet - West elevation				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	3-883 (AO000129)	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	1	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	





LEGEND:

-  Sample location
No Asbestos Detected
-  Asbestos Detected

NOT TO SCALE - FOR DIAGRAMMATIC PURPOSES ONLY



CLIENT: CQ University Australia

SITE ADDRESS: Derby Road, Gladstone QLD 4680

CLIENT No.: C126956

JOB No.: J033440

AREA: Building 5 (Office Store) – Ground Level

DATE: 11/11/2021

SURVEYOR: Daniel Tuckett

DRAWN BY: Daniel Tuckett

PLAN TYPE: Asbestos

Note: Plans not to scale & must be used in conjunction with site Asbestos Management Plan

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Methodology

Asbestos

This assessment was undertaken within the constraints of the scope of works in accordance with Greencap in-house procedures:

- l Work Health and Safety Regulation 2011 (Qld)
- l How to manage and control asbestos in the workplace Code of Practice, WorkSafe Qld, 2021

No additional samples of suspected asbestos-containing material were collected during 2021 re-inspection.

Where it was determined that asbestos was present or assumed to be present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the inspection should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

Asbestos Material Risk Assessment

The asbestos material risk assessment looks at the type and condition of the Asbestos-containing Material and the ease with which it will release fibres if disturbed. The presence of asbestos-containing materials does not necessarily constitute an exposure risk.

The scores of the four sections are added together to get the total Material Risk Score.

Product type (or debris from product)	
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage/deterioration	
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface type/treatment	
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, low density board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3
Asbestos type	
White (Chrysotile) only	1
Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)	2
Blue (Crocidolite) and mixtures or type unknown	3

Score Range	2-3	4-6	7-9	10-12
Material Risk	Very Low	Low	Medium	High

Asbestos Disturbance Risk Assessment

The Asbestos Disturbance Risk Assessment looks at the likelihood of someone disturbing the Asbestos-containing Material. The normal occupant activity score is added to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total disturbance score.

Normal occupant activity				
Main type of activity in area	Rare disturbance activity (eg little used store room)	0		
	Low disturbance activities (eg office type activity)	1		
	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)	2		
	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3		
Likelihood of disturbance				
Location	Outdoors	0		
	Large rooms, warehouse or well-ventilated areas	1		
	Rooms up to 100 sq metres in area	2		
	Restricted or confined areas	3		
Accessibility	Usually inaccessible or unlikely to be disturbed	0		
	Occasionally likely to be disturbed	1		
	Easily disturbed	2		
	Routinely disturbed	3		
Extent/amount	Small amounts or single items (eg strings, gaskets)	0		
	Less than 10 sq metres area, or 10 metre pipe run	1		
	10 to 50 sq metres area or 10 to 50 metres pipe run	2		
	More than 50 sq metres, or 50 metres pipe run	3		
Human exposure potential				
Number of occupants	None	0		
	1 to 3	1		
	4 to 10	2		
	More than 10	3		
Frequency of use of area	Infrequent	0		
	Monthly	1		
	Weekly	2		
	Daily	3		
Average time area is in use	Less than 1 hour	0		
	1 to less than 3 hours	1		
	3 to less than 6 hours	2		
	More than 6 hours	3		
Maintenance activity				
Type of maintenance activity	Minor disturbance (eg possibility of contact when gaining access)	0		
	Low disturbance (eg changing light bulbs in asbestos ceiling tiles)	1		
	Medium disturbance (eg lifting one or two asbestos ceiling tiles to access a valve)	2		
	High levels of disturbance (eg removing a number of asbestos ceiling tiles to replace a valve or for recabing, or leak repair)	3		
Frequency of maintenance activity	Unlikely – almost never	0		
	Less than once a year	1		
	Less than once a month	2		
	More often than once a month	3		
Score Range	0-5	6-7	8-9	10-12
Disturbance Risk	Very Low	Low	Medium	High

Asbestos Control Priority Assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Score Range	Less than 9	9 - 12	13 - 18	More than 19
Priority Risk	Very Low	Low	Medium	High
Control Priority	P4	P3	P2	P1

P1	<p>Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition/location/activities, have a high disturbance potential.</p> <p>Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC).</p> <p><i>As an interim measure, restrict access.</i></p>
P2	<p>Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor/fair condition/location/surface treatment, release of asbestos fibres upon contact may occur.</p> <p>Removal or encapsulation and regular reviews are recommended for these materials.</p> <p>Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.</p>
P3	<p>Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact.</p> <p>These materials should be identified and warning labels affixed.</p> <p>The material does not present a health risk unless disturbed.</p> <p>Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.</p>
P4	<p>Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact.</p> <p>These materials should be identified and warning labels affixed.</p> <p>The material does not present a health risk unless disturbed.</p> <p>Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.</p>
P*	<p>Due to inaccessibility a full risk assessment could not be completed.</p> <p>Further investigation is required if any works or access to the area is to be undertaken so that Asbestos material risks can be identified and managed.</p>

Limitations

This report has been prepared in accordance with the agreement between C126956 CQ University Australia and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of Asbestos materials used in the construction of the building and does not include the identification of dangerous goods or Asbestos substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the inspection has attempted to locate the Asbestos materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect Asbestos materials were collected for analysis. Other Asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected Asbestos materials were sampled. Only those Asbestos materials that were physically accessible could be located and identified. Therefore it is possible that Asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the inspection. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas;
- (i) Areas deemed unsafe or hazardous at time of inspection;
- (j) Sub-surface soil layers; and
- (k) Areas around and below building slabs.

In addition to areas that were not accessible, the possible presence of Asbestos building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The Asbestos material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the Asbestos building material was considered prohibitive.

Only minor destructive inspection and sampling techniques were employed to gain access to those areas documented in the Asbestos Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of Asbestos material has been identified.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing Asbestos materials or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors

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Sample Analysis Results

No additional samples were taken during the course of this survey
Previous sample data was not available for inclusion in the report.