



# Asbestos Register 2015

The Owners Corporation for  
**Ranelagh**  
3 Darling Point Road  
Darling Point NSW 2027

Strata Plan 4680



Inspection Details	
Date of inspection:	15/10/2015
Inspector name:	Joseph Bechara

**This Asbestos Register should be referenced in conjunction with the  
Asbestos Management Plan for Ranelagh**

No matter which priority level the asbestos has been indicated in our risk assessment, should any renovation, maintenance or demolition work involving asbestos or asbestos related materials (ACM) be planned, please ensure the persons involved can confirm their ability and intention to comply with the requirements for 'How to Safely Remove Asbestos', available from [www.safeworkaustralia.gov.au](http://www.safeworkaustralia.gov.au).

**NEW SOUTH WALES**

Level 6, 115 Pitt St Sydney 2000  
PO Box A72 Sydney South NSW 1235

**QUEENSLAND**

18 Park Rd Milton 4064  
PO Box 1584 Milton 4064

**VICTORIA**

Level 1, 1 Queens Rd Melbourne 3004  
GPO Box 3025 Melbourne 3001



Our Reference: 1662698  
15 October 2015

## THIS REGISTER CONTAINS

1. A survey indicating the location and condition of the Asbestos or ACM identified on site including a hazard assessment conducted on the date this register was prepared.
2. A 'Tradespersons' Asbestos Register Activity' Log Book
3. An asbestos information kit including

Recommended safe working practices for;

- Drilling for asbestos containing material
- Sealing, painting, coating and cleaning of asbestos cement products
- Cleaning leaf litter from gutters of asbestos cement roofs
- Replace cabling in asbestos cement conduits or boxes
- Working on electrical mounting boards (switchboards) containing asbestos

AND information on;

- Where you are likely to find asbestos
- Photos of asbestos containing materials
- A list of common asbestos containing materials

## HOW TO USE THIS REGISTER

All tradespersons' should use this register to make themselves familiar with the location of the asbestos containing materials on site.

You should conduct a risk assessment to determine if your work can be undertaken without disturbing the asbestos identified on site.

- If work can be safely undertaken, all asbestos related work should be recorded, in the Tradespersons' log book provided, with one copy being sent back to the Body Corporate Manager with your invoice, one copy retained for your own record and one left with this Asbestos Register for the information of future workers attending the site.
- If it is unsafe to continue work, due to the potential release of asbestos fibre, please advise the person directing your work activity immediately.

Our Safety Team are available to assist you with any queries you may have or any issues that require further clarification, please call us on 1300 136 036.

Yours Sincerely,



The Team at Solutions in Engineering

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### INSPECTION SUMMARY REPORT

**Assessed by: Joseph Bechara**  
**Assessment date: 15/10/2015**

Reassess risk regularly, particularly when;

- There is evidence that the risk assessment is no longer valid;
- A significant change is proposed in the work area (in place or in work practice);
- There is a change in the condition of the ACM;
- The ACM has been removed, enclosed or sealed.

**Asbestos Hazard Assessment Summary Table**


Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas <small>What work is likely to be conducted in the adjacent areas?</small>	Current Controls <small>What controls are currently in place (including labeling)?</small>	Risk Level <small>(see the Priority Levels section)</small>	Control Measure <small>- Elimination - Substitution - Engineering/Isolation - Administrative - Behaviour - PPE</small>	Sample
<p>Photo 1: External dark colour facade panels</p> 	Common Property	<p>Item: Asbestos cement sheeting</p> <p>The dark panel cladding is presumed to contain asbestos.</p>	<b>GOOD</b> - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	<b>P4</b>	Administrative control access	No sample was taken from this location as it was not safely accessible to the inspector. Please contact Solutions In Engineering on 1300 136 036 should you require a quotation for an external contractor to take a sample.



Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas	Current Controls	Risk Level	Control Measure	Sample
<p>Photo 2: Mastic expansion joints to facade near glazing</p> 	Common Property	<p>Item: mastic compound</p> <p>The mastic joints contain asbestos as per previous positive testing.</p>	GOOD - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	P4	Administrative control access	No sample was taken from this location as the item was intact and there was a potential to cause damage to the area, making release of airborne asbestos fibres more likely.
<p>Photo 3: Common pool area - toilet hotwater system</p> 	Common Property	<p>Item: Asbestos cement sheeting</p> <p>The fibre cement sheeting near the hotwater system is presumed to contain asbestos.</p>	FAIR - Only mild damage or deterioration by weathering, friable with force	General repairs and maintenance	None	P4	Administrative control access	No sample was taken from this location as it was not safely accessible to the inspector. Please contact Solutions In Engineering on 1300 136 036 should you require a quotation for an external contractor to take a sample.


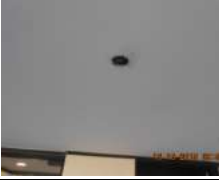

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Photo 20: ACM sign 	Common Property	ACM sign installed onsite.						

## MANAGEMENT OF ASBESTOS ON SITE

### Priority Levels

The ultimate goal of the asbestos management and control regime is for all workplaces to be free from ACM. This goal will not be achieved overnight, however, and so it is important that all ACM be managed and controlled depending on the risk it poses. As such, in the Inspection Summary Report, each item of presumed or confirmed ACM is given a 'Priority Number.' Ranked between a priority 1 for a high risk incidence through to a priority 4, for a low risk of exposure, which indicates how it should be managed. The different Priority Levels are explained below.

Priority Level	Meaning & Recommended Control Measures
<b>P1 Immediate Action Required</b>	Based on the condition of the ACM there is an indication of an immediate or elevated health risk to workers. The ACM has been identified as High Risk, and cannot be controlled through enclosure, encapsulation or sealing. Access to the area containing the ACM should be restricted, and the ACM should be safely removed immediately.
<b>P2 High Risk</b>	Based on the condition of the ACM, the likelihood that it will be disturbed, and the likelihood of a person being exposed to respirable asbestos fibres, the ACM poses a potential health risk to workers in their current state. This risk is determined as requiring immediate action of the preferred control measure, elimination. Immediate removal of the asbestos containing materials is recommended, however control measures to stabilise and isolate the material from access by any non essential workers with regular monitoring of the condition of the material is the minimum that would be acceptable, until asbestos removal can be arranged.
<b>P3 Moderate Risk</b>	Based on the condition of the ACM, the likelihood that it will be disturbed, and the likelihood of a person being exposed to respirable asbestos fibres, the ACM does not present an immediate health risk unless further disturbed. Control measures must be implemented to undertake any necessary repairs and maintenance and protect these materials from further damage, including installation of warning signs. Reassessment of this priority rating should be undertaken when any change to the work environment or the work activity within the environment is planned.
<b>P4 Low Risk</b>	Products or bonded ACM that pose low health risk to workers. This material is currently undamaged, stable, non-friable, within a low assessable area. Control measures to protect these materials from damage would include identifying materials with warning signs and providing asbestos awareness instruction to workers by way of workplace training. Reassessment of this priority rating should be undertaken when any change to the work environment or the work activity within the environment is planned.

Some asbestos is more vulnerable to damage and more likely to release airborne asbestos fibres than others, however in general, the materials which contain a high percentage of asbestos with less bonding agent are more easily damaged. For example, asbestos insulation and lagging can contain up to 85% asbestos and are likely to release fibres. In comparison, AC contains only 10-15% asbestos and as it is tightly bound, the material will only give off fibres if it is badly damaged, broken or is worked on.

## Report Limitations

This is a 'Common Areas'/Workplace Survey designed to meet the specific needs of the Managing Entity unless the quote has otherwise provided. Ordinarily inspected areas do not include private property, as the Owner of a private dwelling (e.g. inside individual units) is not required to comply with the Regulation. However, where Solutions in Engineering is engaged to conduct inspections of private property, these have been included in the report and any related recommendations are made on the basis of the legislation as an objective safety standard.

It is not always possible to view all areas of the building as access is not physically possible and or would involve the demolition or partial demolition, or work off ladders. As Solutions in Engineering inspectors perform all on site inspections alone, they are unable to meet the legislative obligations for WHS with regard to these activities.

As a general guide, Asbestos Containing Materials (ACM), if stable and inaccessible, should be left in situ until demolition, partial demolition or renovation. Where in situ asbestos materials are in a stable condition, but accessible, they should be controlled appropriately through encapsulation, sealing, enclosure or removal. However, ACM that is friable, poorly bonded or in an unstable condition, must be removed. Please note that if ACM is to be removed, removal must be done in accordance with the Safe Removal of Asbestos Code Of Practice.

Where access was unavailable to the roof we have used the latest available aerial photos, coupled with information from the on-site inspection and additional information we have obtained regarding the materials used, in order to make the determinations within this report. If the roof has been changed since the date of the aerial photo then the recommendations regarding the presence of Asbestos Containing Material on the roof may not be applicable.

## Access Limitations

- In some instances, ACM may be present in areas that cannot be accessed without implementing destructive sampling techniques. As such, it may not be possible to positively identify the presence of all ACM on the property. Where there is reason to suspect ACM in areas which cannot be inspected, we will presume it to be present and recommend that appropriate measures be taken.

## Sampling

- Only laboratory analysis of samples of the particular material can conclusively identify the presence, type, and proportion of asbestos. Samples of paint, insulation material and other building materials are taken and subjected to tests by an independent testing agency.

Solutions in Engineering cannot conclusively assess the presence or absence of Asbestos and rely on the results of these independent tests (where conducted). Solutions in Engineering will forward to the recipient of the Asbestos Survey any report or findings of the independent testing agency, in the form provided by the independent testing agency, when they become available.

- If it is unreasonable to collect sample material, due to accessibility or potential to cause damage to the area, making the release of airborne asbestos fibres more likely, the law specifies that our inspector, as a competent person, can presume the presence of asbestos, or asbestos containing materials based on their observations and experience, and that their presumption requires the steps for asbestos safety compliance to be met by the person in control of that workplace.

Such areas that may require our inspector to make informed presumptions about the likelihood of the presence of asbestos or ACM include:

- wall cavities
- beneath floor coverings
- penetrations in solid wall cavities and concrete floor slabs
- pipework in wall cavities
- heater banks in air conditioning ductwork
- fire doors
- inaccessible service ducts/risers
- Lift shafts
- Underground piping
- Window putty (in older buildings)

All services provided by Solutions in Engineering are supplied on the basis of 'Supply Terms and Conditions' which are available from our Office and from our website [www.solutionsinengineering.com](http://www.solutionsinengineering.com)



## CERTIFICATE OF ANALYSIS

### Asbestos Identification

Certificate No: 15-3394

<b>Client:</b>	Solutions In Engineering	<b>Date Sampled:</b>	15/10/2015
<b>Client Contact:</b>	Minnie Maraya	<b>Date Received:</b>	30/10/2015
<b>Telephone:</b>	1300 136 036	<b>Date Analysed:</b>	30/10/2015
<b>Email:</b>	enquiry@solutionsinengineering.com	<b>Order No.:</b>	1615215
<b>Address:</b>	18 Park Road Milton QLD 4064	<b>Sampled By:</b>	As Received
<b>Site:</b>	3 Darling Point Road, Darling Point		

#### Test Method:

Qualitative identification of asbestos types in bulk samples at COHLABS Laboratory by polarised light microscopy, including dispersion staining techniques using COHLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. COHLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Asbestos Present	Fibres Identified
001	Sample 1	Porte Cochere ceiling	Fibre Cement	0.2 x 0.1	No	NAD, ORF
002	Sample 2	Pool ceiling near fire exit sign	Paint	0.3 x 0.3	No	NAD, ORF
003	Sample 3	Fibro sheet opposite rooftop fire hydrant	Fibre Cement	0.3 x 0.2	No	NAD, ORF

#### Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

#### Approved Identifier

Name: Philip Torley



#### Approved Signatory

Name: Philip Torley



#### Notes:

Hand-picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non-asbestos material.



NATA Accreditation number: 19499

Accredited for compliance with ISO/IEC: 17025. The results of tests, calibrations, and or measurements included in this document are traceable to Australian/national standards.

ABN: 62 166 540 094



# Asbestos Survey 2015

For

The Owners Corporation for

Ranelagh

3 Darling Point Road

Darling Point NSW 2027

Strata Plan 4680



## Inspection Details

Date of inspection:	15/10/2015
Inspector name:	Joseph Bechara

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Our Reference: 1615215  
15 October 2015

**The Owners Corporation for  
Ranelagh  
3 Darling Point Road  
Darling Point NSW 2027**

Dear Executive Committee Members,

Thank you for using Solutions in Engineering for your Asbestos Survey. This survey has determined that Asbestos or Asbestos Containing Materials have been identified during our inspection of the common areas of this property.

Attached is the report compiled by a safety inspector, who has the appropriate experience and has undertaken specific training to qualify as a 'competent person' as required by legislation. The report contains;

- An Inspection Summary** Including the date and details of the person conducting this inspection, the location and condition of the Asbestos or ACM identified on site and a hazard assessment summary table.
- Safety Information** Potential health risks to occupants of the building because of the presence of asbestos or ACM.

The purpose of undertaking this survey was to prevent any worker or occupier unknowingly uncovering or causing damage to asbestos on site, potentially releasing airborne fibres, which would cause harm to themselves and others during such an incident. To fulfil this objective there are three things that need to be done to meet full safety compliance.

- ✓ 1. Warning labels and signage identifying the location of the asbestos need to be installed on site by a competent person. Warning signs will be installed by Solutions in Engineering unless directed otherwise. Warning labels will be provided if required.
- 2. An Asbestos Register must now be prepared and be easily accessible for each occupant and anyone entering the building to perform work to review and update as required.
- 3. An Asbestos Management Plan (AMP) is to be made accessible on site for workers and others who may be impacted by the presence of asbestos. The AMP details who is responsible to implement asbestos related safety measures and what those control measures will be.

Solutions in Engineering can provide a simple 'one step' solution to meet both of these outstanding compliance requirements. To order please remit the completed order form at the back of this document.

Our Safety Team are available to assist you with any queries you may have or any issues that require further clarification, please call us on 1300 136 036.

Yours Sincerely,



The Team at Solutions in Engineering

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**Assessment date: 15/10/2015**

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**Asbestos Hazard Assessment Summary Table**


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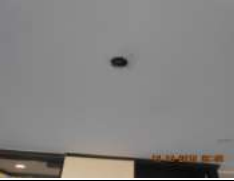

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## REPORT NOTES

### Priority Levels

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### Report Limitations

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### Sampling

- Only laboratory analysis of samples of the particular material can conclusively identify the presence, type, and proportion of asbestos. Samples of paint, insulation material and other building materials are taken and subjected to tests by an independent testing agency.

Solutions in Engineering cannot conclusively assess the presence or absence of Asbestos and rely on the results of these independent tests (where conducted). Solutions in Engineering will forward to the recipient of the Asbestos Survey any report or findings of the independent testing agency, in the form provided by the independent testing agency, when they become available.

- If it is unreasonable to collect sample material, due to accessibility or potential to cause damage to the area, making the release of airborne asbestos fibres more likely, the law specifies that our inspector, as a competent person, can presume the presence of asbestos, or asbestos containing materials based on their observations and experience, and that their presumption requires the steps for asbestos safety compliance to be met by the person in control of that workplace.

Such areas that may require our inspector to make informed presumptions about the likelihood of the presence of asbestos or ACM include:

- wall cavities
- beneath floor coverings
- penetrations in solid wall cavities and concrete floor slabs
- pipework in wall cavities
- heater banks in air conditioning ductwork
- fire doors
- inaccessible service ducts/risers
- Lift shafts
- Underground piping
- Window putty (in older buildings)

All services provided by Solutions in Engineering are supplied on the basis of 'Supply Terms and Conditions' which are available from our Office and from our website [www.solutionsinengineering.com](http://www.solutionsinengineering.com)

### **ACM Labels**

Section 424 of the *Work Health and Safety Regulation 2011* requires that, where asbestos or ACM has been identified on your property, the presence and location of the asbestos or ACM must be clearly indicated by affixing a label on the material or in immediate proximity to the material. In order to meet your obligations, we have installed signs at the main entrances to your building. In terms of labelling areas that contain asbestos around the building, we have provided labels for you. Many clients do not like the aesthetics of labels being installed around their building and it is their opinion that the signage at the entrance, provision of the asbestos management plan and register onsite and a reminder to check these documents in their engagement documentation is a sufficiently robust asbestos risk management approach. Please be aware that until an appropriate warning label has been affixed to materials identified in this report as containing asbestos, you may not be compliant with Section 424 of the *Work Health and Safety Regulation 2011*.

### **ACM Signs**

Where Solutions in Engineering has been directed not to install warning signs upon identifying asbestos or ACM on your property, these signs will be provided to you for installation. These signs should be installed at the main entrances to the common property. Please be aware that until the signs provided are installed at the main entrances to the common property, you may not be compliant with Section 424 of the *Work Health and Safety Regulation 2011*.

## **HARMONISED HEALTH AND SAFETY LAWS SPECIFICALLY ADDRESS THE SAFE PRACTICE REQUIREMENTS RELATED TO ASBESTOS MANAGEMENT**

The Commonwealth and each state and territory government have agreed to harmonise their work health and safety laws, including Regulations and Codes of Practice (COPs), so that they are similar in each jurisdiction. In July 2008, the Council of Australian Governments (COAG) signed the Intergovernmental Agreement for Regulatory and Operational Reform in OHS (IGA).

### **When did changes to the WHS Act, Regulations and updated COPs come into effect?**

Commonwealth, Australian Capital Territory, Northern Territory, Queensland and New South Wales adopted the model on 1 January 2012. South Australia and Tasmania followed suit and adopted the model law on 1 January 2013. Victoria and Western Australia have yet to identify a date they will adopt the model, although they have enacted their own, similar legislation. Model Codes of Practice are being developed and implemented at the same time as the model WHS Regulations. This survey meets the standards for compliance as detailed in the model Code of Practice for 'How to Manage and Control Asbestos in the Workplace' (Nationalised States) and 'Managing Asbestos in Workplaces' (Vic).

### **Asbestos Management**

From 1 January 2012 (1 Jan 2013 for SA and TAS) the law will require the person or persons in control of a workplace in a building, all or part of which was built under an approval given by a local government before 2004, meet certain obligations with respect to asbestos under the *Work Health and Safety Regulations*. (Details of these obligations are specified in the Codes of Practice relating to Asbestos control, asbestos removal and warning signage and labelling).

Many of these pre- 2004 buildings are likely to contain some asbestos or asbestos based products installed for a variety of functional uses such as fire protection, and thermal and acoustic insulation. As these buildings age, are maintained, remodelled or demolished, the potential for exposure to asbestos fibres increases for:

- employers, self-employed persons, and workers who:
  - work in these buildings; or
  - work on remodelling, maintenance or demolition of these buildings; and
- members of the public who occupy or visit these buildings.

These regulatory provisions relating to the on-site management of in situ asbestos materials and product are intended to prevent or minimise asbestos-related disease by reducing the risk of exposure among persons in workplaces where asbestos and asbestos-containing materials (ACM) are present, particularly where those persons are required to do work on the building, such as tradespersons and maintenance workers.

Specifically, the obligations of a person with management or control of a workplace with relation to asbestos apply only to workplaces in buildings built or given building approval prior to 1 January 2004, as these buildings are most likely to contain ACM installed for a variety of functional uses such as fire protection and thermal and acoustic insulation or cladding.

The regulations require compliance with the National Occupational Health and Safety Commission (NOHSC, now known as the Australian Safety and Compensation Commission (ASCC) Codes of Practice with relation to asbestos for the on-site management of asbestos and ACM. The Codes of Practice impose a duty on the person in control to ensure that a process is undertaken to:

- (a) investigate the premises for the presence or possible presence of ACM;
- (b) develop and maintain a register of the identified or presumed ACM;
- (c) develop and maintain an asbestos management plan;
- (d) assess the condition of any ACM that are found and the associated asbestos risks;
- (e) develop measures to remove the ACM or otherwise to minimise the risks and prevent exposure to asbestos; and
- (f) ensure the control measures are implemented as soon as possible and are maintained as long as the ACM remain in the workplace.

An owner of structure used for domestic residential purposes is not required to comply with the regulation. However, where any part of a structure is used as a workplace, giving rise to a "mixed use" situation, the regulation will apply to all parts of the structure associated with that workplace.

The common property areas of a strata title building will be a workplace for the purposes of the Regulation.

## HEALTH RISKS OF ASBESTOS

The NOHSC Codes of Practice describe Asbestos as 'the fibrous form of mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals.' It was used in more than 3,000 products, including heat-resistant textiles (cloth, padding and board), asbestos cement products (sheets and pipes), special filters for industrial chemicals, thermal insulation products (pipe and boiler insulation), friction materials (clutch plates, brake linings), gaskets, floor tiles, roofing materials, packing materials, paints and protective paper.

Inhalation of asbestos has been linked to three respiratory diseases: asbestosis, mesothelioma and lung cancer. The latency period between exposure to asbestos and the onset of the diseases is generally between 15 and 40 years, with symptoms generally not displaying until the advanced stages of illness. Asbestosis and mesothelioma cannot be effectively treated, and most persons suffering from mesothelioma die within twelve months of diagnosis.

Inhalation of airborne asbestos fibres can cause death and therefore concentrations of airborne asbestos are a risk that must be controlled. Airborne asbestos fibres can result from: the release of asbestos fibres through the performance of many ordinary tasks such replacing certain types of ducting or insulating materials around items of plant, accidental contact with asbestos materials causing the fibres to break free, and failure to adequately maintain an asbestos containing material resulting in the release of asbestos fibres.

Where asbestos is present the risk to owners and managers is significant both in terms of health and legal liability, particularly if measures to manage this risk are not in place.

### Where is asbestos typically found?

Asbestos was typically used in fibro roofs, walls and soffits as well as in 'wet' areas such as kitchens, bathrooms and laundries. Asbestos cement can also be found in flat, profiled, corrugated and compressed sheets, shingles, weatherboards, rigid board insulation and many building products including flue pipes and guttering.

Second hand materials, or products containing asbestos, can also have been installed or used after asbestos was banned and may still be found in newer buildings.

It is very important to understand that ACM that is in stable condition and unlikely to be damaged or deteriorate generally will not pose a significant health risk and can be left in place, provided that it is properly maintained. It will generally only be necessary to remove ACM when actually poses a risk to health and safety which cannot be controlled, such as when it is friable or in an unstable condition, or where it is likely to be damaged or deteriorate if left in its current location.

### How is asbestos identified?

In the vast majority of ACM, asbestos is mixed with other substances on a microscopic level (such as with cement in asbestos cement sheeting) and is indistinguishable from non-ACM. As such, it is often difficult to conclusively determine whether or not a material contains asbestos by sight. Experienced and competent inspectors will be able to identify suspect materials based on their age, location, purpose, use and a range of other indicative factors.


The only way to be certain that a material contains asbestos is to have a sample analysed by a laboratory. Unfortunately, taking samples of suspect material is both a hazardous and expensive process. Due to the cost and risk involved in sampling suspect material, the *Managing Asbestos in Workplaces Compliance Code 2008* and nationalised legislation recommends that, in most cases, suspect materials be 'assumed' to contain asbestos. Once a material is assumed to contain asbestos, it must be treated exactly like all other ACM.



**Annual Re-assessment**

It is necessary to check the condition of the asbestos and ACM on the property, on a regular basis to ensure that any deterioration and/or alteration of such material or the environment in which it is located is identified and addressed. Changes to the asbestos and ACM on the property will require an update to the Asbestos Register and changes to the Asbestos Management Plan to ensure that the property remains free of associated risks to health and safety.

To ensure safety compliance is maintained please arrange for an asbestos reassessment package annually.

<b>Date of Inspection</b>	<b>Signature of Inspecting Officer</b>
15 October 2015	Inspector Name: Joseph Bechara 
	Inspector Name:
	Inspector Name:
	Inspector Name:
	Inspector Name: