



Asbestos Register

November 2023

St Killian

**6 Challis Avenue
Potts Point NSW 2011**

Strata Plan - 32735



Inspection Details	
Date of inspection:	6/11/2023
Date of Asbestos Register:	7/11/2023
Inspector name:	Michael Budge
Job Reference:	2390661

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

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.

NEW SOUTH WALES

Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND

9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA

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

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.

INSPECTION SUMMARY REPORT

Date of Assessment: 6/11/2023

Assessed by: Michael Budge

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	Inspection Year	Location	Asbestos Item and Description	Condition - Good - Fair - Poor	Work in adjacent areas What work is likely to be conducted in the adjacent areas?	Current Controls What controls are currently in place (including labelling)?	Risk Level	Control Measure - Elimination - Substitution - Engineering/Isolation - Administrative - Behaviour - PPE	Sample
Front Entry service cover 	2023	Common Property	Fibre cement sheet The flat sheeting is presumed to contain asbestos.	GOOD - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	Low Risk	Administrative, control, or remove access.	



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<p>Eaves and top balcony ceilings</p> 	2023	Common Property	<p>Fibre cement sheet</p> <p>The eaves lining is presumed to contain asbestos.</p>	GOOD - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	Low Risk	Administrate or 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.
<p>Service covers on balconies</p> 	2023	Common Property	<p>Fibre cement sheet</p> <p>The flat sheeting is presumed to contain asbestos.</p>	GOOD - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	Low Risk	Administrate, control, or remove access.	


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<p>Meter board</p> 	2023	Common Property	<p>Electrical switchboards</p> <p>The electrical switchboard backing panel is presumed to contain asbestos.</p>	GOOD - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	Low Risk	Administrate or control access.	<p>No sample was taken from this location as the inspector is not authorised to take samples from electrical installations. Please contact Solutions In Engineering on 1300 136 036 should you require a quotation for an external contractor to take a sample.</p>



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<p>Unit and Fire doors, Tags painted over</p> 	2023	Common Property	<p>Fire door insulation</p> <p>Unit doors were unable to be examined for maintenance tags at the time of the inspection. Asbestos was used in many fire rated doors in the past. Based on the age of the building, if the doors are fire rated doors, they should be presumed to contain asbestos.</p>	GOOD - No sign of damage or deterioration due to weather, non-friable	General repairs and maintenance	None	Low Risk	Administrate, control, or remove access.	No sample was taken from this location as this would potentially affect the fire retardant integrity of the fire door.
<p>Gardens</p> 	2023	Common Property	No asbestos-containing materials (ACM) identified.						

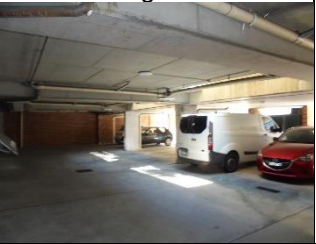



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Garage area 	2023	Common Property	No asbestos-containing materials (ACM) identified.						
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Bathrooms 	2023	Internal Inspection	No asbestos-containing materials (ACM) identified.						

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Corridors and stairs 	2023	Internal Inspection	No asbestos-containing materials (ACM) identified.						

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
P1 Immediate Action Required	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.
P2 High Risk	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.
P3 Moderate Risk	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.
P4 Low Risk	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.
NI Not Inspected	These areas were not inspected. This may be due to several reasons but generally relate to lack of safe access, area or item requires dismantling, access secured and no key available, etc. Due to the previous issues these areas would rarely be accessed and only by trained workers. These areas have been assessed for the possible presence of Asbestos based on the age, materials found elsewhere and knowledge of building practices. When Asbestos is assumed to be present it must be treated as though it does contain Asbestos until determined otherwise. Maximum precautions should be taken when accessing these areas.

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. Inspected areas do not ordinarily include private property, as the Owner of a private dwelling (e.g., inside individual units) is not required to comply with the legislation. 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 inspect all areas of the buildings as doing so may require demolition or work at heights. As our inspectors perform all site inspections unaccompanied, they are unable to meet the legislative obligations for safe work with regard to these activities. Contact us to obtain a quote for asbestos sampling at heights.

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, a licenced contractor must perform the removal in accordance with the legislation and 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. The material must then be treated as asbestos, including implementing any safety measures necessary.

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)

Your FREE amendment (conditions)

In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

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

Asbestos Site Plan St Killian

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