



Asbestos Survey 2016

The Owners Corporation for

224 Headland Road
Dee Why NSW 2099

Strata Plan 45082



Our audit has determined that no Asbestos or Asbestos Containing Materials have been identified during our inspection of this property.



Inspection Details

Date of inspection:	28/10/2016
Inspector name:	Robert Stevens

NEW SOUTH WALES

Level 5, 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: 1776314
28 October 2016

The Owners Corporation for
224 Headland Road
Dee Why NSW 2099

Dear Executive Committee Members,

Thank you for using Solutions in Engineering for your Asbestos Survey.

Attached is the summary 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 locations we inspected on site checking for evidence of Asbestos or Asbestos Containing Materials (ACM).

Safety Information Potential health risks to occupants of the building because of the presence of asbestos or ACM.

As your property was built prior to 1st January 2004 it is possible that it contains asbestos. Asbestos-containing materials were used extensively in Australian buildings and structures, plant and equipment during the 1950s – 1970s and less extensively through to 31st December 2003. On 17th December 2001, the National Health and Safety Commission (NOHSC) declared a prohibition on all uses of Chrysotile from 31 December 2003, subject to a very limited range of exemptions. The prohibition does not extend to the removal of asbestos products in situ at the time the prohibition took effect. These in situ asbestos containing materials must be appropriately managed to ensure that risks of airborne asbestos fibres are minimised.

The purpose of undertaking this survey was to determine whether asbestos or asbestos containing materials were present. If asbestos is present it is very important to prevent any worker or occupier unknowingly uncovering or causing damage to it, potentially releasing airborne fibres, which could cause harm to themselves and others during such an incident.

As no asbestos has been identified as being present on site a copy of this survey should be made accessible for maintenance contractors and other occupiers to reference in the future. No Asbestos on site will impact the owners and occupiers many positive ways, one is the ability for maintenance workers to use powered 'tool' equipment, making maintenance quicker and potentially less expensive – ensure workers have access to this NO ABESTOS ON SITE report.

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Solutions in Engineering can install a document compliance box for the storage of this survey and other compliance documents if the committee requires.

Legislation states that if asbestos is identified on site at a later date, perhaps due to underground works or a previously inaccessible area being uncovered, a new survey should be prepared and warning labels installed identifying the location of ACM. An Asbestos Register and an Asbestos Management Plan should also be prepared and implemented at the property.

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: Robert Stevens

Assessment date: 28/10/2016

Reassess for 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	Current Controls	Risk Level	Control Measure	Sample
				What work is likely to be conducted in the adjacent areas?	What controls are currently in place (including labeling)?		- Elimination - Substitution - Engineering/Isolation - Administrative - Behaviour - PPE	
Photo 1: Structural beam coating Unit 1 	Internal Inspection	Item: Fire-retardant material on supporting steel work No asbestos containing materials (ACM) identified.						Asbestos Sample 1 - NAD, ORF - 11/2016
Photo 2: Main electrical switch room ceiling sheet 	Common Property	Item: Asbestos cement sheeting No asbestos containing materials (ACM) identified.						Asbestos Sample 2 - NAD, ORF - 11/2016




Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas	Current Controls	Risk Level	Control Measure	Sample
<p>Photo 3: Electrical meter backing boards</p> 	<p>Common Property</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 4: Electrical meter and fuse backing boards</p> 	<p>Common Property</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 5: External wall finishes</p> 	<p>Common Property</p>	<p>No asbestos containing materials (ACM) identified.</p>						




Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas	Current Controls	Risk Level	Control Measure	Sample
<p>Photo 6: External roof / wall cladding</p> 	<p>Common Property</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 7: External wall finishes</p> 	<p>Common Property</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 8: External underside of mezzanine floor</p> 	<p>Common Property</p>	<p>No asbestos containing materials (ACM) identified.</p>						




Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas	Current Controls	Risk Level	Control Measure	Sample
<p>Photo 9: Unit 1 common shower</p> 	<p>Internal Inspection</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 10: Unit 1 common toilet</p> 	<p>Internal Inspection</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 11: Unit 1 underside of roof material</p> 	<p>Internal Inspection</p>	<p>No asbestos containing materials (ACM) identified.</p>						


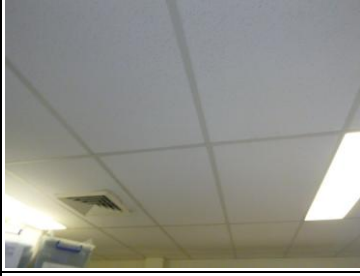


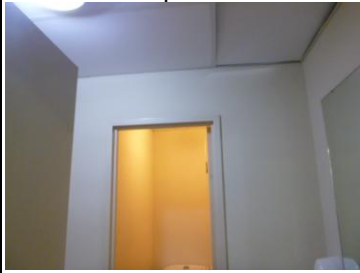
Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas	Current Controls	Risk Level	Control Measure	Sample
<p>Photo 12: Unit 1 internal wall finishes</p> 	Internal Inspection	No asbestos containing materials (ACM) identified.						
<p>Photo 13: Unit 1 upper level shop ceilings</p> 	Internal Inspection	No asbestos containing materials (ACM) identified.						
<p>Photo 14: Unit 1 upper level shop partition walls</p> 	Internal Inspection	No asbestos containing materials (ACM) identified.						

Photo	Location	Asbestos Item and Description	Condition	Work in adjacent areas	Current Controls	Risk Level	Control Measure	Sample
<p>Photo 15: Unit 1 upper level shop beam covering</p> 	<p>Internal Inspection</p>	<p>No asbestos containing materials (ACM) identified.</p>						
<p>Photo 16: Unit 1 upper level shop toilet</p> 	<p>Internal Inspection</p>	<p>No asbestos containing materials (ACM) identified.</p>						

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 access 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 COP.

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
- integral parts of machinery (e.g. lift brake pads, gaskets)
- 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