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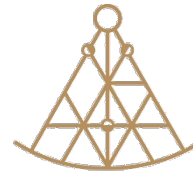
28 October 2022

Dear Kate

Thanks again for the opportunity to work with Goodman Property on this project, please find attached our National Hazardous Materials Management Plan (HMMP) report. Please contact me directly on +61 455 022 452 if you have any queries.

Yours sincerely

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GOODMAN PROPERTY
NATIONAL HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP)
Our Ref: J008683
OCTOBER 2022

National Hazardous Materials Management Plan (HMMP)

Document Number	J008683
Site Address	National Goodman Portfolio – Various Sites throughout NSW, QLD & VIC
Project Manager	Steven Hains, Head of Property Risk
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Client	Goodman Property

Quality Information

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1. Introduction

Persons with Management or Control, Persons Conducting a Business or Undertaking (PCBU), and the occupier/controller of sites and tenancies, have a responsibility under current state legislation, and commitment, to ensure the workplace health and safety of each of its workers including other parties attending its sites is compliant.

Exposure to certain hazardous materials has been linked with respiratory and other diseases and some hazardous materials are known or suspected human carcinogens. The identification of the risks associated with hazardous materials, the evaluation of the risk they pose to persons and the implementation of appropriate controls to minimise that risk is an important part of the overall health and safety risk management in the workplace.

This plan is designed to address the statutory obligations of Goodman Property, to manage identified hazards relating to the presence of hazardous materials, by providing a single point of reference for all related issues pertaining to the national portfolio managed by Goodman Property.

Reference to Site Specific Management Plans (SSMP) should be made for properties where the site contains an asbestos roof/dust, potential asbestos in soil, lead dust or P1/P2 hazardous material items.

1.0 Asbestos Containing Materials – ACM's

Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:

- Serpentine group minerals: Chrysotile (white asbestos); and
- Amphibole group minerals: Amosite (brown asbestos), Crocidolite (blue asbestos) and minor forms including Actinolite, Tremolite and Anthophyllite.

Asbestos minerals have separable long fibres that are strong and flexible enough to be spun and woven and are heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings.

Asbestos mainly affects the lungs and breathing in high levels of asbestos fibres over time can lead to a number of diseases and cancers (asbestos is a known carcinogen). The aim is to minimise the risk of exposure to ACM's. This management plan aids in ensuring that ACM's in the workplace are managed in such a way that they do not become damaged and increase the risk of exposure.

The primary means of preventing asbestos health risk in the workplace is to ensure that the materials are identified, indicated and maintained in a good condition and following work planning and maintenance procedures to ensure that asbestos materials are not inadvertently disturbed.

1.1 Synthetic Mineral Fibres – SMF

SMF is a generic term used to collectively describe a number of amorphous (non-crystalline) fibrous materials, commonly referred to as "Synthetic Mineral Fibres" (SMF).

Essentially, SMF materials should be handled in such a way as to minimise dust and disturbance of the materials. Where SMF materials are installed or removed, then suitable controls and appropriate personal protection are to be provided. The precautions listed on the Safety Data Sheet (SDS) should be followed for these products.

Action should be taken on a continuing basis to achieve the lowest workable exposure levels of SMF. The provision of engineering controls, greater attention to plant cleanliness, in particular within plant rooms and air

handling units, and the containment of waste material may achieve this. Additionally, the use of binders or work practices which reduce the liberation of fibres and the provision of appropriate personal protective equipment (PPE) can help reduce SMF levels to personnel and the environment.

The management of SMF materials must be conducted in accordance with *Guide to Handling Refractory Ceramic Fibres (Safe Work Australia 2013)*; *National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]* and the manufacturer's guidelines.

When using SMF, so far as is practicable, select materials or product forms so as to minimise the release of fibres and/or dust in accordance with the *Guide to Handling Refractory Ceramic Fibres (SWA 2013)* and/or the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*.

1.2 Lead-containing paint

Lead-containing paint is defined as "A paint film that contains greater than 0.1% by mass in the dry film" in *AS/NZS 4361.2:2017 Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings*.

The most common exposure risks faced by workers is the inhalation of lead dust or fumes. The creation of the hazards generally relates to abrading or burning lead or lead coated surfaces. Other common sources of lead dust or fumes are:

- Lead-based paints – when removing paint by sanding or heat (e.g. creating dust), or when welding or cutting steel coated with lead or lead based paints;
- Welding or oxy cutting of steel coated with lead-based paint or primer; and
- Dismantling of equipment containing lead-based paint.

Work procedures depend on the types of works being carried out. As a general rule, all works that are likely to involve the possible disturbance of lead containing materials require the following:

- Work to be undertaken outside of normal business hours (if possible).
- Isolation of the work area for the following (where necessary):
 - Contractor Only Access, including restricted fire stairs and lift access (mandatory);
 - Air Conditioning must be switched off (mandatory);
 - Isolation of Fire Sprinkler & Smoke Detectors (where activation or disturbance is likely); and
 - Visually confirming that tenants/staff are not present prior to works commencing (mandatory).
- The use of 200µm thick polythene plastic covering all surfaces that are likely to be affected by works, including floors, racking, plant and other furnishings.
- The use of appropriate Personal Protective Equipment (PPE) such as:
 - Disposable respirators classed P2 or higher;
 - Disposable synthetic coveralls capable of preventing fibre-penetration;
 - Eye protection/Gloves; and
 - Appropriate footwear.
- Lead air monitoring during works, and where applicable, Clearance Swab Testing, Clearance Monitoring, Clearance Inspections and Clearance Certificates.

1.3 Lead-containing dust

Lead-containing dust exposure pathways include industrial pollution, car exhausts, breakdown of old lead paint or emissions from burning coal or lead-painted wood and is most common in the ceiling spaces built up over many years. All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above

1,500mg/kg for Commercial/Industrial Settings and above 300mg/kg for Residential/Office Settings) should be removed under controlled conditions by a contractor specialised in such work i.e. asbestos removalist. Additional clean-up should be considered, and retesting should be performed to verify surface lead loadings have fallen below these limits.

Relevant statutory requirements can be found in the below listed:

- *AS 4361.2 Guide to lead paint management – Part 2 Residential and commercial buildings, Standards Australia, 2017;*
- *Australian Standard AS 4874-2000 Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans;*
- *Australian Standard AS 2985-2004 Workplace Atmospheres - Method for sampling and gravimetric determination of respirable dust; and*
- *Australian Standard AS 3640-2004 Workplace Atmospheres – Method for sampling and gravimetric determination of inhalable dust.*

1.4 Polychlorinated Biphenyls – PCB's

Polychlorinated Biphenyls (PCB) are chlorinated aromatic hydrocarbons that contain many individual compounds with varying levels of toxicity, which can be found as an oily substance in capacitors and transformers used for electrical light fittings, electric motors, ceiling fans and dish washers.

Importation of PCBs in Australia was banned in 1976. However, they are still present extensively in transformers and capacitors in electrical equipment manufactured later to this date.

While PCBs are a prohibited import, workers may still be exposed to these hazardous chemicals when dismantling or servicing capacitors and transformers or involved in cleaning up spills or leaks. Exposure may also occur from leaking old fluorescent lighting fixtures that may contain PCBs.

PCBs should be managed in accordance with the *Australian and New Zealand Environment and Conservation Council (ANZECC) Polychlorinated Biphenyls Management Plan, 2003*. This plan sets out timelines for the eventual phase out and replacement of PCBs within workplaces in Australia.

2. Hazardous Materials Risk Assessment & Register

Individual Hazardous Materials Risk Assessment Reports and Registers have been prepared for the properties across the Goodman portfolio. These also list specific areas not accessed during the course of the assessment. Some properties in the Goodman portfolio that have high risk hazardous materials identified have a site-specific hazardous materials management plan. Where applicable this will be inserted as Section 1 of this document.

3. Hazardous Materials Management Plan (HMMP)

3.1 Purpose of the HMMP

The success of any option involving hazardous materials remaining *in-situ* is dependent on the need to ensure the hazardous material remains undisturbed and in a good condition.

Accordingly, the purpose of this HMMP is to ensure that all practicable steps are taken to prevent, or minimise the risk of exposure to hazardous materials, for all occupants of the sites. This is driven by harmonised and individual state legislation and is achieved through the identification and listing of the known and typical locations

of hazardous materials and the implementation of appropriate control measures including engineering and administrative systems.

Hazardous materials to be managed under this plan are as follows:

- Low risk Asbestos Containing Materials (ACM);
- Synthetic Mineral Fibre (SMF)-containing materials;
- Lead Containing Paint; and
- Polychlorinated Biphenyls (PCBs).

To accomplish this, the HMMP specifies work practices and procedures to:

- Maintain the hazardous materials in good condition;
- Ensure implementation of hazard control strategies;
- Nominate the management plan controller;
- Monitor the condition of the hazardous materials; and
- Minimise the possibility of accidental damage or exposure to hazardous materials.

The HMMP must be made available to, and understood by, all participants involved in the management and operation of the Goodman Property. The appropriate personnel should be aware of the presence of the hazardous materials and the need to ensure they remain undisturbed and in good condition. They should also understand their role in achieving this.

The HMMP should be read in conjunction with the respective current Hazardous Materials Register for each Goodman Property.

3.2 Objectives of the HMMP

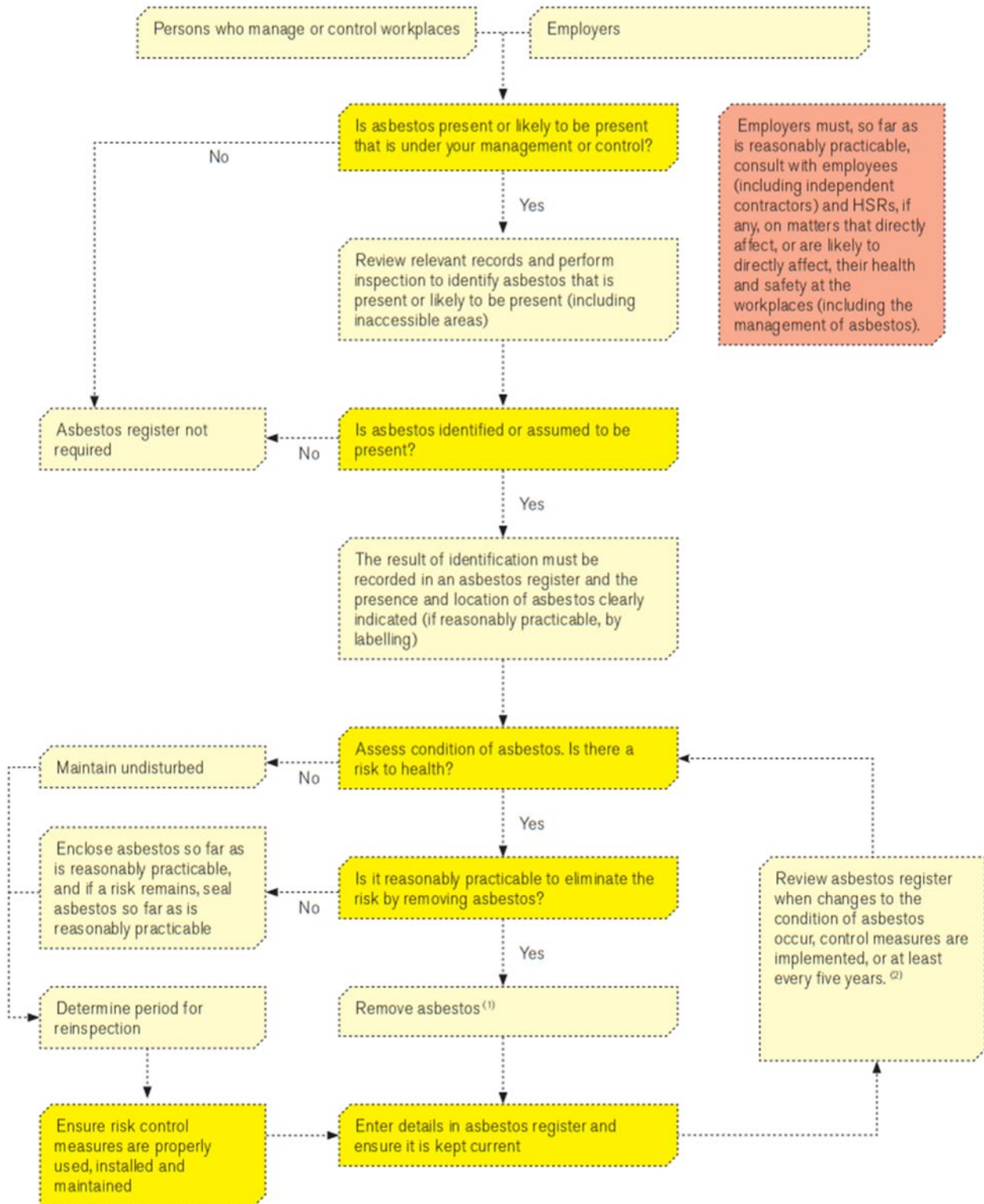
The HMMP represents an integrated risk management approach to ensure that all practicable steps are taken to prevent or minimise the risk of exposure to hazardous materials at the Property.

The HMMP therefore:

- Outlines the necessary actions to control the risk as required by applicable state legislation and Codes of Practice;
- Identifies and describes the administrative line of authority for the sites, outlining responsibilities, procedures and systems for the effective management and control of hazardous materials at the site;
- Establishes a timetable for the review and assessment of the hazardous materials;
- Where appropriate, instigates a work permit system, which ensures that any proposed maintenance, installation, alteration or renovation at the sites are notified to the Management Plan Controller;
- Requires that all participants involved in the management and operations at the sites are clearly informed and where necessary trained to manage the hazardous material risks; and

This figure overleaf outlines the process identifying, assessing and controlling asbestos materials in developing an Asbestos Management Plan (AMP). These general principles apply across the other hazardous material within the scope of this HMMP.

Figure 3: General principles of an asbestos management plan



(1) It is recommended that asbestos removal clearance certificates and associated air monitoring (as applicable) be retained to provide evidence that asbestos removal has been satisfactorily completed.

(2) It is recommended that indication of the presence and location of asbestos (for example, labelling) be reviewed.

Source: Compliance Code – Managing Asbestos in Workplaces (Edition 2, December 2019) – WorkSafe Victoria

4. Legislative requirements for management of hazardous materials

This HMMP is designed to assist Goodman Property Services in fulfilling its general obligation to ensure the health and safety of workers, contractors, visitors and others accessing their managed properties. The HMMP also addresses specific hazardous materials, related legislative requirements and guidelines in approved industry standards.

The key legislative requirements and control measures intended to eliminate and prevent exposure to hazardous materials include:

- Identifying and assessing the risk that hazardous materials will or may be present in workplaces including inaccessible areas which are likely to contain hazardous materials;
- Preparing a Hazardous Materials Register and HMMP;
- Implementing site specific measures and procedures to control risks presented by identified or suspected hazardous materials (for instance, installing signage and labelling; mandating contractor inductions);
- Reviewing risk assessments prior to demolition or refurbishment activities;
- Engaging licensed asbestos removal contractors to carry out the removal of hazardous materials; and
- Engaging an independent Consultant (LAA or similar) to carry out monitoring and provide advice to the client regarding hazardous materials removal works.

The person responsible for the management of the workplace must ensure the review of the hazardous materials register and management plan is conducted as necessary, as per State-based legislation and as requested by Goodman Property Services in-house procedures. This should take place if further ACM are identified, if ACM are removed, disturbed or encapsulated and/or at least once every 5 years. Goodman Property Services currently have an internal requirement for a minimum three (3) yearly inspection frequency.

The HMMP and Hazardous Materials Register and HMMP must be made available as required for inspection by customer, other PCBUs (employers), workers (employees), safety representatives, union representatives, government representatives, contractors and maintenance personnel.

Specific state-based legislation is provided within the *Annex – Reference Material*.

5. Hazardous materials – What to do now?

When commencing work at a Goodman property the following is expected:

- Have an awareness of potential asbestos/hazardous materials associated with the task.
 - A list of hazardous materials for the property can be found in the Hazardous Materials Register
 - A guide to understanding the Hazardous Materials Register can be found in *Annex, How to Read an Asbestos Materials Register*
- When undertaking refurbishment or demolition works ensure it is done in conjunction with this HMMP;
- Complete the Contractor Induction;
- If any materials are encountered which are not listed in the Hazardous Materials Register or are suspected of being an ACM or other hazardous material, work should cease immediately, the affected area isolated, Goodman must be notified and further inspection, sampling and assessment by a suitably experienced consultant is to occur; and

- Areas highlighted in registers and reports as 'no access' should be presumed to contain asbestos containing and/or hazardous materials if there is any potential whatsoever for these to be present. Appropriate management planning should be implemented in order to control access and maintenance activities to these areas, until such a time as they can be accessed and assessed, and the presence or absence of hazardous materials can be confirmed.

6. Organisational responsibilities

The following key personnel are responsible for the implementation of this HMMP:

- General Manager, Property Services
- General Manager, Operations
- Head of Procurement and Projects
- Head of Work Health & Safety
- Portfolio Managers
- Senior Building Managers and Building Managers
- Contractors
- Tenants
- Asbestos Materials Consultant/Licensed Asbestos Assessor

6.1 Management Plan Controller

The Management Plan Controller is responsible for the management and supervision of hazardous material related issues and supervision of hazardous material related tasks at the property. The Management Plan Controller will be as nominated by the Goodman Head of Work Health & Safety. In normal business operations, the Management Plan Controller is the Goodman Head of Work Health & Safety.

The following tasks are to be conducted by the Management Plan Controller:

- Maintain the Hazardous Materials Registers and ensure that hazardous materials are regularly re-assessed to comply with the State-based Regulation and the appropriate codes of practice/compliance codes.
- Maintain the HMMP and ensure it is reviewed whenever the Hazardous Materials Register is reviewed;
- Liaise with tenants, contractors and maintenance personnel and ensure that all personnel whose work may impact on hazardous materials are informed of the presence and location of hazardous materials at the property;
- Administer hazardous materials inductions and asbestos awareness training for contractors and other personnel as necessary;
- Inform occupants of any hazardous materials remedial works;
- Engage an appropriately Licensed Asbestos Removal Contractor (LARC) to conduct asbestos materials abatement works and notify occupants of air monitoring results during the works (may also be required for other hazardous materials abatement works);
- Request and review a copy of the contractor's safe work procedures including Safe Work Method Statements (SWMS), Job Safety Analysis (JSA) and/or Site Safety Plan (SSP) for all building works that entail any WHS/OHS risks to themselves, building occupants or visitors. Contractors must detail how potential hazardous materials risks will be managed in their documentation.

- Engage a suitably qualified independent Asbestos Consultant/Licensed Asbestos Assessor to undertake any relevant air monitoring and clearance inspections during and following removal of ACM (also recommended for any other hazardous materials removals);
- Install asbestos warning signage and labels to ensure asbestos containing materials are not accidentally disturbed;
- Prior to renovation or demolition works, ensure asbestos containing/hazardous materials are safely removed from any proposed work area or appropriately contained so as to prevent accidental damage
- Ensure exposure to asbestos and other hazardous materials is kept as low as reasonably practicable and that no person is exposed in excess of the Workplace Exposure Standards; and
- Ensure that hazardous materials-related records are maintained.
 - Documentation must be archived for an indefinite period and be accessible to any State-based legislation enforcement administration representatives if requested.

6.2 Senior Building Managers & Building Managers (Goodman BM)

The Goodman BM will hold the day-to-day responsibilities for the implementation of the HMMP Controller actions listed above. In addition to that the Goodman BM will also:

- Ensure site specific inductions are completed for contractors who may attend site for asbestos/hazardous materials related works (where required);
- Where required, co-ordinate with Management Plan Controller, LARC and/or Hygienist/LAA for any asbestos removal works; and
- Provide support for Goodman Head of Work Health & Safety for any potential emergency disturbances/unexpected finds.
 - Refer to *Appendix B: Emergency Procedure for Accidental Damage or Discovery of Asbestos-Containing Materials*

6.3 Goodman employees or Management representatives

Goodman employees or representatives that engage contractors in refurbishment, demolition or maintenance works that is likely to involve the disturbance of the building fabric/structure or areas of the building where asbestos/hazardous materials are located, must notify the Management Plan Controller prior to the commencement of works.

The Management Plan Controller should assess any proposal for its potential to impact on asbestos materials.

6.4 Contractors

All contractors working at the property are responsible for ensuring that their works are conducted in accordance with the HMMP and Goodman Property Services requirements and procedures.

All contractors working with asbestos must be licensed to do so, in accordance with state-based requirements.

- It is recommended that Class A contractor be utilised for all asbestos related works
- Unlicensed contractors/personnel, particularly Goodman employees, must NOT work on or disturb any asbestos or suspected asbestos/hazardous materials under any circumstances.

Contractors engaged by Goodman must observe the following procedures in relation to asbestos:

- Undertake any organisation and site-specific inductions prior to beginning works.
- Review of the site Hazardous Materials Register and HMMP.
- Prepare and implement Safe Work Method Statements (SWMS) for work the vicinity of hazardous materials.
- Ensure proper safety procedures are followed and works are conducted in accordance with all relevant legislative requirements and best industry practice.
- Follow the requirements outlined in Appendix B: *Emergency Procedure for Accidental Damage or Discovery of Asbestos-Containing Materials*

6.5 Customers/Tenants

Customer/Tenants should be aware of the Asbestos/Hazardous Materials Register and Hazardous Materials Management Plan in relation to their building/area. These documents are controlled by Goodman Property Services. Any contractors engaged by the customer/tenant which may potentially be conducting works that may disturb asbestos should follow the Contractor duties (refer to Section 6.1.3). Goodman BM to be notified of any such works prior to commencement.

If any damage or disturbance to asbestos containing materials is identified by the customer/tenant this should be escalated to the Goodman BM immediately.

6.6 Asbestos materials consultant/ Licensed Asbestos Assessor (LAA)

The Management Plan Controller may appoint a suitably qualified independent Asbestos Consultant/LAA to assist in the following areas:

- Conduct surveys to assess risk involved with proposed works where asbestos/hazardous materials are likely to be disturbed prior to commencing the proposed works;
- Regularly reassess the risk posed by asbestos materials on site, as is required by state legislation;
- Develop 'Scope of Works' documentation for removal of asbestos/hazardous materials;
- Provide hygiene services during asbestos/hazardous materials abatement works (e.g. air monitoring and visual clearance inspections); and
- Review the HMMP on a regular basis.

6.7 State based WHS/OHS Regulators

WHS/OHS Regulators in respective states and territories administer and enforce the asbestos materials related state legislation. Inspectors may request access to asbestos materials related documentation from time to time. The respective Work Health and Safety (OHS) Acts of states and territories outlines the powers of inspectors.

6.8 Licenced Asbestos Removal Contractor (LARC)

If necessary, the Management Plan Controller or nominated representative will engage a LARC, as prescribed by state legislation, to conduct abatement works. The asbestos contractor must perform all works in accordance with licensing requirements and standard industry practice and provide all required documentation to Goodman Property including Asbestos Removal Control Plans (ARCP's) and SafeWork Notification Numbers (if applicable).

7. Managing hazardous materials risks in the workplace

The primary means of preventing asbestos/hazardous materials health risk in the workplace is to ensure that the materials are maintained in a good condition and ensuring that the materials are not inadvertently disturbed.

The following are actions that should be undertaken by Goodman Property Services to manage workplace asbestos and hazardous materials risks and prevent exposure to airborne asbestos fibres or other nominated hazardous materials.

7.1 Commission and maintain a Hazardous Materials Register

Identification of asbestos containing materials (ACM's) and other Hazardous Materials in the workplace is an integral part of managing workplace asbestos risks. This is done primarily through a Hazardous Materials Risk Assessment.

Where ACM or Hazardous Materials are identified, each source is risk is noted in a Hazardous Materials Register, assessed, and assigned a priority rating based on the type of material, its condition, and its potential for disturbance during normal workplace activities.

Hazardous Materials Registers are compiled by appointed competent persons experienced at identifying sources of asbestos and other hazardous materials within various structures/infrastructure/plant/equipment and conduct a visual assessment of accessible workplace areas, sampling suspicious materials as required. Areas which cannot be accessed during normal operations or without substantial damage to the structure/infrastructure/plant/equipment may be assumed to contain hazardous materials until its absence can be verified.

The Hazardous Materials Register is used to monitor the condition of asbestos and other Hazardous Materials and alert staff and contractors to its presence.

7.1.1 Review and update Hazardous Materials Register

Whenever the criteria for assessing asbestos risks (condition, friability, disturbance potential) changes, the risk assessment and priority rating assigned to an ACM may no longer be valid. If a risk assessment changes, an adopted control measure may no longer be adequate and new control measures may be required to control the asbestos risk.

The Asbestos Register must be reviewed at least every 5 years in all states of Australia or sooner if:

- There are any changes to the condition of the ACM;
- Further asbestos or ACM is identified at the workplace,
- ACM is removed from or disturbed, sealed or enclosed at the workplace;
- The AMP is reviewed; and
- Before any change is made to the activities performed at a property or workplace which has the potential to disturb or damage asbestos.

For example, Goodman Property Services is required to review a risk assessment if any one of the following occurs:

- Someone reports observing damage or deterioration to an asbestos item (for example, as a result of *normal wear and tear or storm damage*);
- A contractor or occupant accidentally disturbs ACM;
- Asbestos is removed from a site or damaged ACM is repaired;
- When the use of a property or the activities taking place within it change (for example, when new tenants move in, or the property changes between Property Acquisition, Property Holding or Development Phases); and
- Prior to any demolition or refurbishment work.
- Goodman Property Services will always engage a suitably qualified independent Asbestos Consultant to revise asbestos risk assessments.

7.2 Commission Hazardous Material Re-Assessments

The condition of hazardous materials within the Hazardous Materials Registers are reviewed and re-assessed by competent person on-site at least every five years in conjunction with the HMMP.

7.3 Ensure adequate signage and labelling of asbestos

The Person with Management or Control of the Workplace must ensure that presence and location of asbestos or ACM's identified at the workplace is clearly indicated, and if it is reasonably practicable to do so, indicate the presence and location of the asbestos or ACM's by a label. A competent person should determine the number and positions of the labels and signposts required.

The asbestos warning label should be affixed to an asbestos-based material or at the access point to an area containing friable asbestos materials in order to warn personnel of potential exposure to asbestos fibres if the material is disturbed or if this area is accessed without precautions being taken.

The type and location of the ACM's need to be assessed prior to applying a label. Sticker-type labels will not adhere to certain surfaces and may have to be fixed into place with adhesive. Generally, vinyl stickers are suitable for indoor areas, while PVC or other more hard-wearing material may be required externally.

Warning labels assist with the identification of asbestos materials in the workplace; however, they should not be solely relied upon for this purpose. Reference should always be made to the site's Asbestos/Hazardous Materials Register.

Example labels:



7.4 Provision of hazardous materials induction for Contractors

All contractors and maintenance personnel must, prior to commencing works:

- Ensure the Goodman BM is aware of the site visit;
- Report to an on-site representative;
- Have completed Goodman General and Property induction; and
- Sign into Goodman Property sign in system and where applicable, the relevant customer/tenant induction/sign in system.

The management plan controller must provide relevant persons with access to the site's Hazardous Materials Register and HMMP.

Inductees must be provided access to the site Hazardous Materials Register and HMMP and made aware of the following:

- Those parts of the property that are known to contain ACM's;
- The limitations of the Asbestos & Hazardous Materials Register (areas not assessed);
- Procedures in place for the discovery of previously unidentified or suspected asbestos-containing materials;
- Emergency procedures in case ACM's are accidentally disturbed;
- That the HMMP must be made available on-site to all contractors for reference;
- That the HMMP provides direction on how to work safely with the asbestos materials and work on-site is controlled by the Work Permit System;
- That any Hazardous Materials abatement works must be approved by the Management Plan Controller and conducted by appropriately licenced contractors;
- That during normal, routine maintenance work, all personnel, including external contractors, must report any residual, deteriorating or damaged Hazardous Materials of which they become aware to the Goodman BM as soon as possible so that the appropriate corrective action can be initiated; and
- That there is no guarantee that all Hazardous Materials have been identified on-site due to access limitations and therefore, that any unknown or suspect materials encountered during building, demolition or maintenance works must be reported to the Management Plan Controller.
- All works on asbestos items must be undertaken by a LARC under the direction of an appointed competent persons/LAA.
- Works on all other Hazardous Materials must be undertaken by suitably licenced or competent contractors.

7.5 Commission document review prior to proposed refurbishment or demolition

It is not possible to guarantee that every source of ACM or Hazardous Material has been located at the site. Hazardous Material which may be concealed within inaccessible areas/voids, may not have been located during previous surveys. As such prior to any proposed refurbishment/demolition works, the Hazardous Materials Register must be reviewed and where required, a more intrusive/destructive survey undertaken.

Prior to any proposed refurbishment or demolition works, an Asbestos/Hazardous Materials Destructive Survey (or Division 6 in Victoria), risk assessment and scope of works documentation must be carried out (Note: Only ACM mentioned in state-based legislation), Section 1.6 of Australian/New Zealand Standard NZS/AS 2601, The Demolition of Structures and The Demolition Work Code of Practice (SafeWork Australia). These will specify appropriate work procedures and identify any asbestos materials abatement works required.

The Hazardous Materials Register should not be used for the purposes of costing for removal or programming of future refurbishment or demolition works unless accompanied by an appropriate and site-specific scope of works, and Bill of Quantities, as part of a hazardous materials management and abatement program.

Due to the non-homogenous nature of the material, vermiculite should be investigated further and tested using a sampling strategy prior to the refurbishment or demolition works likely to disturb the material.

7.6 Damaged asbestos/hazardous materials

Damaged asbestos/hazardous materials are to be reported to Goodman Head of Work Health & Safety as soon as possible. The Goodman BM will instigate the appropriate corrective action and arrange to have the damage assessed if necessary and the materials repaired or removed as required.

The emergency response procedures for damaged asbestos/hazardous materials or suspected asbestos materials are outlined in Appendix B of this HMMP.

7.7 Likely asbestos exposure or confirmed exposure above 0.02 fibres/ml (>0.05 in Victoria)

If it is likely that persons have been exposed to asbestos or if air monitoring results indicate that airborne asbestos fibre levels are greater than 0.02 fibres/ml (>0.05 in Victoria), it is necessary to contact the relevant state regulator (WorkSafe/SafeWork).

The Goodman Head of Work Health & Safety is to be notified immediately in these instances.

Following initial notification, the state-based regulator is to be supplied with a copy of the air monitoring results and a written statement that the work has ceased.

The area must not be reoccupied until it has been cleaned by a licenced asbestos removal contractor and independent air monitoring indicates that the airborne asbestos fibre levels are below 0.01 fibres/ml.

All reports of damaged asbestos materials are to be kept on file.

7.8 Imported asbestos products

A total ban on the manufacture, use, reuse, import, transport, storage or sale of all forms of asbestos and ACMs within Australia came into effect on 31 December 2003 under Commonwealth, state and territory work health and safety legislation. The ban is complemented by import and export prohibitions under the Customs (Prohibited Imports) Regulations 1956 (PI Regulations) and the Customs (Prohibited Exports) Regulations 1958.

Asbestos containing materials have been identified at various "newly constructed" sites across Australia and installed post 2003, and therefore do not comply with regulatory requirements for building materials in accordance with age of the specific site/buildings on site.

It is recommended that discovery of any imported asbestos containing materials be reported to Comcare/Relevant state/territory regulating body to discuss the removal/management of these items and any others associated with the construction of the site and other potential imported construction materials that may have been used from the same importer of the plant/equipment.

Importing asbestos or goods containing asbestos into Australia is prohibited, unless a permission has been granted or a lawful exception applies, under Regulation 4C of the Customs (Prohibited Imports) Regulations 1956(PI Regulations)

Particular attention was given, where applicable and where safe access is available, to building products to which the Australian Border Force (ABF) has identified as potentially containing asbestos.

(<https://www.abf.gov.au/importing-exporting-and-manufacturing/prohibited-goods/categories/asbestos#content-index->

7.9 Vermiculite

Vermiculite is a naturally occurring mineral compound and expands greatly when heated. There are many commercial uses for vermiculite including spray-applied fire proofing, acoustic panels and high-temperature or refractory insulation. While pure vermiculite does not contain asbestos, it was added into the fire-proofing material up until the 1970s, modern improvements of these sprays replace asbestos with aggregates of SMF (including rockwool & ceramic fibres). Vermiculite can also have asbestos-contamination from the mining or application process up until the 1990s, this may produce 'hot spots' in the area covered. Vermiculite easily deteriorates with age unless sealed/painted with an overcoat.

7.10 Naturally Occurring Asbestos (NOA) or ACM in soil

If it is suspected that land may be contaminated with either NOA or other ACM's, the person becoming aware of contamination or potential contamination of the land associated with Goodman activities shall immediately notify the Management Plan Controller, with the details of the contamination.

The suspected area of contamination shall not be disturbed until it is assessed by a competent person or LAA, and an investigation conducted in consultation with the Management Plan Controller.

Note: Where NOA is identified, or likely to be present in soil, a site-specific HMMP will be developed and maintained in accordance with state-based WHS Regulations to ensure that the risks of exposure for the NOA or ACM materials are appropriately managed.

Persons controlling the task must ensure that suitable control measures are established to prevent exposure to airborne asbestos; and

All remediation works are conducted in accordance with licenced asbestos removal work practices and associated remediation guidelines.

7.11 Asset/Infrastructure relocation

WHS Legislation prohibits the transport of asbestos. This restriction extends to the relocation of assets such as portable or permanent infrastructure assets, plant and equipment.

- Where asbestos is identified in an asset that is intended to be relocated or transferred, the Management Plan Controller must be advised of any proposed asset transfer/relocation prior to any relocation; and
- All asbestos must be removed by an appropriately LARC prior to relocation/transfer.

Persons planning projects that involve the relocation of assets or equipment are to assess the asbestos risk, including review of existing Hazardous Materials Register/HMMP, and incorporate remediation action in the project/works plan.

7.12 Asbestos awareness training

It is recommended that staff with responsibilities under this HMMP (or those that may work around/near asbestos) be provided with asbestos materials awareness training. It may be prudent to also offer such training to contractors (especially long term/regular contractors) to increase their awareness of asbestos materials issues at the site. Training should be targeted at the responsibilities of each of the key roles to be trained – from general awareness on asbestos, health risks through to understanding of the Register, HMMP, removal control measures etc.

7.13 Work requiring authorisation

All works on the property are to be conducted after discussion with the Goodman Building Manager (BM).

7.14 Clean-Up/Performance standards

If the building is to remain occupied during asbestos works, specific performance standards should be established in conjunction with the requirements of the Management Plan Controller and the LAA. These should set out the minimum acceptable levels of general dust, building waste and general cleanliness of the work area. Provisions should also be made with regards to the necessary actions that need to be taken should the minimum levels not be reached.

7.15 Managing asbestos related work

Asbestos-related work means work involving asbestos (other than asbestos removal work that is permitted under the exceptions set out in applicable regulations, this could include:

- Maintenance of, or service work on, non-friable asbestos or ACM's, fixed or installed before 31 December 2003, in accordance with applicable Regulations; and/or
- Management in accordance with applicable Regulations of *in-situ* asbestos that was installed or fixed before 31 December 2003;

Asbestos-related work must be assessed by a competent person prior to work commencing. The assessment must include sampling and results must be received prior to authorising work to commence.

Following the assessment by a competent person, the findings of this assessment must be communicated to the Management Plan Controller for evaluation and confirmation of associated requirements, including but not limited to, safe work method statements (SWMS), asbestos controls, sampling, health monitoring, air monitoring, decontamination and disposal requirements.

8. Managing SMF risks in the workplace

SMF materials include fibreglass, rockwool and ceramic fibre based products. These products are used in a number of areas throughout buildings. These materials are generally used as insulation within ceilings and walls, as well as heating hot water pipework and associated mechanical equipment.

SMF materials are classified as bonded and unbonded materials. Unbonded SMF material includes loose fill fibreglass or rockwool dry wall or ceiling insulation, and sprayed rockwool to structural steel and acoustic finishes. Bonded SMF insulation materials include sectional fibreglass and rockwool pipe insulation; ceiling batts, duct blankets (lined and unlined with mesh/foil), dry wall batt insulation and acoustic mineral fibre ceiling tiles etc.

Duties of Management Plan Controller

- When using SMF, so far as is practicable, select materials or product forms so as to minimise the release of fibres and/or dust;
- Engage appropriately qualified contractors to perform works with SMF;
- Action shall be taken to apply appropriate control strategies on a continuing basis. The aim of these strategies is to reduce exposure to SMF to the lowest practical levels. Personal protection should not be used to replace other control measures unless they are deemed inadequate or not workable; and

- Ensure appropriate site maintenance throughout the buildings.

Management of SMF

In all cases, it is essential that SMF materials be handled appropriately to control dust and debris, as they are irritating to the skin and mucous membranes. SMF fibres are generally thick and will scratch and puncture the skin causing rashes and irritation to the skin, nose and eye if exposed to high levels of dust and debris. Protective eyewear therefore should be worn if handling SMF materials above the head, i.e. entering ceiling cavities.

Overall strategy

Action should be taken on a continuing basis to achieve the lowest workable exposure levels of SMF. The provision of engineering controls, close attention to plant cleanliness, in particular within plant rooms and air handling units, and the containment of waste material may achieve this. Additionally, the use of binders or work practices which reduce the liberation of fibres and the provision of appropriate personal protective equipment can help reduce SMF levels to personnel and the environment.

Handling and disposal of SMF materials

Caution is required when handling SMF products in order to minimise airborne SMF fibre levels. It is recommended that the following code of practice be closely adhered to when handling such materials:

- *Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)].*

Essentially, SMF materials should be handled in such a way as to minimise dust and disturbance of the materials. Where SMF materials are installed or removed, then suitable controls and appropriate personal protection are to be provided. Consultation should be sought with regard to appropriate procedures prior to the handling of such materials.

9. Managing PCB risks in the workplace

Polychlorinated Biphenyls (PCBs) are a group of chlorinated organic compounds. PCBs are very stable chemicals that resist change over time and temperature variation. They are fire resistant and very good insulators. Reference is made to the document "*Identification of PCB-Containing Capacitors*" – Australian & New Zealand Environment and Conservation Council (ANZECC), 1997 for identification of PCB-containing capacitors.

Management of PCB materials

The management of PCBs is outlined in the policy document issued by ANZECC *Polychlorinated Biphenyls Management Plan, November 1996*. This plan sets out timelines for the eventual phase out and replacement of PCBs within workplaces in Australia.

The Environmental Protection Authority has deemed PCBs to be a prescribed waste. Proper procedures must be undertaken when disposing of items containing PCBs. Registered waste disposal companies are licensed to dispose of PCBs.

Not all materials containing PCBs are required to be removed. The management strategy depends on the priority of the area in which the material is located and the classification of the PCB containing material. The

PCB concentration classifies a material as one of the following:

- PCB Free – materials and wastes are defined for the purposes of the PCB Management Plan as those materials or wastes containing PCBs at concentrations of 2 mg/kg or less.
- Scheduled PCB materials and wastes containing PCBs at levels greater than or equal to either 50mg/kg or 50g.
- Non-Scheduled PCB materials or waste containing PCBs at concentration levels between those defined above.

PCB removal procedures

- Prior to any removal of PCBs, workers involved should be suitably trained in the health and safety procedures and the use of Personal Protective Equipment (PPE);
- The following PPE should be worn when handling items containing PCBs:
 - Nitrile Gloves;
 - Eye Protection; and
 - Disposable Overalls.
- The PPE should be worn when removing capacitors from light fittings in case of PCB material leaking from the capacitor housing;
- A registered electrical contractor should conduct all electrical works;
- Generally, metal-cased capacitors contain PCBs while plastic-cased capacitors usually do not, however all leaking capacitors should be treated as if they contain PCBs unless proven otherwise;
- Remove diffuser and light tubes;
- Remove cover panels carefully and inspect the internals of the light fitting for signs of leakage from the capacitor;
- Disposable overalls and gloves should be disposed of as contaminated material on completion of work;
- Wash hands in warm soapy water before eating, drinking, smoking, handling food or drink or using toilet facilities (even if gloves were worn);
- If skin contact with PCB material occurs, the liquid shall be removed immediately with soap and water and waste contained and disposed of as PCB containing waste (depending on quantity of spillage); and
- If PCB material has leaked from the capacitor onto the cover plate or diffuser, the spillage must be wiped with an absorbent cloth soaked with some white spirit or kerosene, and the cloth then disposed of as PCB waste. Leaking capacitors should first be placed in a plastic bag with loose vermiculite placed at the bottom to absorb any spillage/leakage.

Disposal of PCB materials and waste

Waste PCBs and cloths and any fouled protective clothing must be disposed of as PCB contaminated waste in a plastic lined drum. The drum must be leak-proof in a sound and clean condition and must be able to be securely locked. The drums should be labelled as follows:

" Caution Contains PCBs"			
UN No.	2315	Packaging Group	II
HAZCHEM code	4X	Class	6.1

Pending removal of filled drums, the PCB waste should be stored in a secure location not accessible to the general public or building tenants. This area should be well ventilated and must not contain other Dangerous Goods.

10. Managing lead paint and lead dust risks in the workplace

Lead is a naturally occurring metal. Pure lead can combine with other substances to form various lead compounds. Lead based paint is defined as “Any paint containing greater than 0.1% by dry weight of lead” in AS 4361-2017 Guide to Lead Paint Management. Lead-containing dust exposure pathways includes industrial pollution, car exhausts, breakdown of old lead paint or emissions from burning coal or lead-painted wood and is most common in the ceiling spaces built up over many years in ceiling spaces of buildings.

Currently no specific standards or guidelines exist in Australia for recommended or safe surface heavy metal dust loadings – pending the quantity of dust present there are two (2) sampling methods adopted with varying standards to be compared to.

Where ghost wipes are utilised as a sampling methodology the superseded standard AS4361.2 (1998) Guide to lead paint management – Part 2: Residential and commercial buildings gave a recommended acceptable surface dust loading of 5mg/m² for interior surfaces (excluding floors).

Where bulk dust samples are taken AS4874 (2000) Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans’ provides a guidance level of 300mg/kg. Whilst largely a standard for soil contamination levels in the absence of guidance material in Australia for bulk sampling methodologies this has been adopted.

These standards have been adopted across the portfolio. Where surface dust lead loadings above these figures are found, additional clean-up should be considered (particularly at low levels i.e. lower than two (2) metres). Refer to site specific management plans for details.

Sources of lead

Lead is ubiquitous in the urban environment. Lead can accumulate as a constituent of settled dust, particularly in areas not frequently cleaned (such as ceiling spaces, plant rooms, etc.) in older buildings. This dust may have built up over many years from many sources, including:

- Breakdown of old lead paint,
- Residual contamination from leaded petrol-powered vehicle exhaust (including aircraft),
- Former pesticide applications,
- Products from industrial processes such as mining/smelting/refining/
- Chemical, battery, glass, pottery, or ship building industry,
- Conduct of hobbies / tasks involving lead (e.g. soldering, furniture restoration),
- Fumes from burning wood or coal in fireplaces, and
- Breakdown products from coal burning power stations.

Aviation gasoline (avgas), is the last type of petrol to still contain lead, which was phased out in Australian motor vehicle petrol between 1986 and 1993. Leaded 100LL avgas remains the approved fuel for most general aviation piston engine aircraft. As such properties located in and adjacent to airports and flight paths have an increased risk of higher levels of lead containing dust.

Duties of Management Plan Controllers

- The Management Plan Controller has the responsibility under the regulations to protect occupants from excessive exposure to lead; and
- These duties extend to any contractors and their employees that are engaged to work on the site.

Management of lead painted surfaces

The health risk associated with lead occurs via an accumulative effect within the human body. Depending on the amount of exposure, side effects of lead poisoning would not be apparent for many years. It is therefore recommended that workers associated with lead processes have regular medical examinations to monitor the amount of lead in their system.

The most common exposure risks faced by workers are the inhalation of lead dust or fumes. The creation of the hazards generally relates to abrading or burning lead or lead coated surfaces. Other common sources of lead dust or fumes are as follows:

- Lead based paints – when removing paint by sanding or heat (e.g. creating dust), or when welding or cutting steel coated with lead or lead based paints;
- Welding, oxy cutting of steel coated with lead based paint or primer; and
- Dismantling of equipment containing lead based paint.

The abatement of lead painted surfaces and reduction of potential lead exposure risks to workers and the environment requires a review of the potential exposure pathways to lead dust during the abatement project. Local authority requirements, public safety and health requirements, site preparation, waste disposal and contamination control all need to be fully considered therefore, prior to the commencement of the abatement project.

Lead exposure is likely where painted surfaces are to be removed or treated by mechanically sanding, scraping or other cleaning techniques creating airborne dust and fall-out contaminating ground and building surfaces. Accordingly, lead abatement work must fully contain and control airborne emissions and remove resultant lead contaminated dusts and sludge from work surfaces. The painting contractors must prepare a waste management plan prior to any lead paint management work.

PCBU's must ensure workers must also be fully protected against exposure with personnel protective clothing and respiratory protection – pending types of works undertaken this may also including organising medical testing of their workers.

The Australian Standard AS 4361.2-2017 Guide to Lead Paint Management Part 2: Residential and Commercial Buildings provides guidance for the management of lead-paint and lead-dust on non-industrial structures such as residential, commercial and public buildings.

The options available for the management of lead painted surfaces include:

- Report and document;
- Stabilise the paint;
- Carrying out lead paint and lead dust abatement (removal); and
- A combination of these options.

Report and document

This is only appropriate for painted surfaces that are generally inaccessible and are in sound condition and will not be disturbed during the refurbishment of the site.

The presence of lead paint, even under existing non-lead painted surfaces should be documented and recorded and regular inspection conducted for evidence of deterioration.

Lead paint stabilisation

The easiest option in dealing with lead painted surfaces is to over-paint using a lead-free paint. This can only be done effectively where the existing lead paint is in good condition and does not require extensive preparation for re-painting. Below is a summarised procedure of lead paint encapsulation:

- Remove all loose surface material in accordance with lead paint removal procedures;
- Remove surface gloss with a de-glossing solution;
- Ensure new paint is compatible with existing paint, i.e.: no leaching of lead compounds from old to new surfaces;
- Oil based paint is preferable;
- Carry out over-painting in accordance to Australian Standard AS 2311-1992 The Painting of Structures;
- Undercoat sealer be applied;
- Two (2) coats of topcoat; and
- Monitor surface for any signs of deterioration.

Usually the existing paint will need to be washed to remove grime and dirt using sugar soap (tri-sodium phosphate) or removing a glossy surface by wet sanding with a de-glossing solution etc. Small areas of flaking paint will require rectification prior to stabilisation.

Handling and disposal

When removing lead or lead based materials, the creation of respirable dusts or fumes should be avoided. Lead based coating should be removed using wet sanding methods or similar procedure proven not to create dust during removal.

Disposal and transportation of lead and lead based compounds are governed by the Protection of the Environment Operations Act 1997 (NSW QLD), Environment Protection Act 1970 (VIC).

Appendix A – How to Read an Asbestos Register, Asbestos Clearance Certificate & Asbestos Fibre Air Monitoring Report

The table below is an example of the layout and information typically found in an Asbestos Register.

Asbestos Register

Location – Item Description	Sample No.	Item Status	Photo No.	Approx. Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation
Main entry – Vinyl tile floor covering	J107307-01	Positive	01	30sqm	Good	Non-Friable	Low	Low	May 2017	P4	Maintain in current condition, label and incorporate into a AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.
Main entry – Vinyl tile adhesive	J107307-02	Negative									
Electrical cupboard – Asbestos switchboard panel (live)	NA	Assumed Positive	02	1 item	Good	Non-Friable	Moderate	Low	May 2017	P4	Confirm status, label, maintain in current condition and incorporate into a AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.
Plant room – Lagging to boiler pipework	J107307-03	Positive	03	10 Lm.	Poor	Friable	High	High	Remove	P1	Restrict access to plant room. Conduct background air monitoring and engage a 'Class A' licensed removal contractor to remove as soon as practicable.

These rows detail the location of the Asbestos Materials.

Descriptive information about each item is contained in the first column.

An estimated extent or amount of the asbestos material present is included in this column.

This column identifies the date in which the re-inspection should occur based on the risk assessment.

The last two columns identify the specific control recommendations and their priority. Further information on the priority ranking system is found in Section 3.

This column identifies the status of the material:
Positive indicates that the item contain asbestos.
Negative indicates that the item does not contain asbestos.
Where the material was not sampled, but is similar to another sample, the sample is **Assumed Negative** or **Assumed Positive**.

The photo number refers to the photograph taken of the asbestos

These four columns (condition, friability, disturbance potential, risk status) identify the risk factors and control priority associated with the asbestos

Risk Assessments and Priority Ratings

The presence of ACM does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals.

The assessment of the exposure risk posed by each ACM is based on the following:

- Condition of the material;
- Friability; and
- The potential for disturbance based on workplace activities.

Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage;
- Degree of friability of the ACM;
- Surface treatment (is the ACM unlined, sealed or unsealed?); and
- Likelihood to sustain damage or deterioration in its current location and state.

The condition of the ACM is typically rated as either being Good, Fair or Poor:

- **Good** refers to ACM that has not been damaged or has not deteriorated;
- **Fair** refers to ACM having suffered minor cracking or minor coating delamination; and

- **Poor** describes ACM which has been damaged or its condition has deteriorated substantially over time.

Friability

The degree of friability of ACM describes the ease of which the material can be crumbled (and hence release fibres). Refer to Appendix E for further details regarding definitions and classifications).

Disturbance Potential

In order to assess the potential for disturbance the following factors are considered:

- Physical accessibility to the ACM;
- Requirement for access for either building work and the type of maintenance operations undertaken at a site;
- Likelihood and frequency of disturbance of the asbestos material;
- Proximity of air plenums and direct air stream;
- Quantity and exposed surface areas of the ACM;
- Normal operations and activity in the area; and
- The number of people in the vicinity of the ACM.

These factors are used to determine (i) the potential for fibre generation and, (ii) the potential for exposure to person(s). These factors are designated as Low, Moderate or High Disturbance Potential:

- **Low** describes ACM that cannot be easily disturbed as it is not readily accessible. There is low activity in the area of the ACM and only a low likelihood of disturbance from maintenance activity.
- **Moderate** describes ACM that is accessible but the normal activity of occupancy poses low risk of disturbance of the ACM. Maintenance work may occasionally cause disturbance of the ACM.
- **High** describes ACM that may be easily or readily disturbed by maintenance or planned building works. The accessibility of the ACM may result in a risk to occupants if uncontrolled activities in the area impact upon the ACM.

Where these factors have indicated that there is a possibility of exposure to airborne fibres, appropriate risk control measures are recommended.

Priority Ratings

A Priority risk rating system is typically adopted to assist with the recommendation of control measures and prioritise actions which manage the risks posed by ACM. The following four risk ratings are used:

- **Priority 1 (P1):** Hazard with **Elevated** Risk Potential – Organise remedial works immediately;
- **Priority 2 (P2):** Hazard with **Moderate** Risk Potential – Organise remedial works as soon as is practicable;
- **Priority 3 (P3):** Hazard with **Low**-Risk Potential – No remedial works required, review every 6 to 12 months; and
- **Priority 4 (P4):** Hazard with **Negligible** Risk Potential – No remedial works required, review every three (3) years in accordance with Goodman internal requirements.

How to read an Asbestos Clearance Certificate

The following is a typical example of the information contained in an Asbestos Clearance Certificate.

1st August 2022

Work Health & Safety Manager
XXXXXXXXX
1/234 Example Street
Suburb VIC 3000

The Clearance Certificate should clearly state what the scope of the removal work was and the area where the items were removed from.

The Clearance Certificate must state that a visual inspection was carried out following the works and 'there is no visible asbestos residue remaining as a result of the work'.

Re: Clearance Certificate – Ground Floor, 9 Nine Ave, Melbourne

Work Science was requested by XXXXXX to provide air monitoring and clearance certification during asbestos removal works conducted at 9 Nine Ave, Melbourne.

The works were conducted by 'Class A' licensed removal contractor, Melbourne Asbestos Removalists Pty Ltd on Friday 29 July 2022 and involved the removal of asbestos the following asbestos-containing materials:

- Vinyl floor tiles from the main entry (approximately 30sqm);
- Lagging to boiler pipework (approximately 10 Lm.)

At the completion of works Work Science carried out a visual inspection of the removal area and we confirm that there is no visible asbestos residue remaining as a result of the work in the area where the work was performed or in the area immediately surrounding the area where the work was performed.

The standard of work complies with the Victorian OHS Regulations, S.R. No. 22/2017 and is in accordance with Part 4.4 Division 7, Subdivision 5 regulations 294 to 297.

Asbestos fibre monitoring was performed throughout the asbestos removal project and clearance asbestos fibre monitoring was conducted following the clearance inspection. Reference should be made to the appended asbestos fibre monitoring report for details.

Analysis has been conducted as prescribed in the Guidance Note for the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003(2005)], which has its lower reporting limit of 0.01 fibres per millilitre (ml) of air. A concentration of airborne asbestos fibres of less than 0.01 fibres per ml is considered an acceptable level for reoccupation of asbestos removal areas.

The air monitoring results indicated that airborne asbestos-fibre concentrations were below 0.01 fibres per ml of air and the asbestos removal area(s) can be safely reoccupied.

It should be noted that asbestos remains in the following location which could not be removed as a part of the works:

- Vinyl floor tiles beneath the studded partition wall on the north side of the main entry.

This Clearance Certificate relates only to the asbestos removal works described above. Reference should be made to the site Asbestos Register for information regarding asbestos containing materials which remain or may be present in inaccessible areas.

If any further information is required or if you have any queries regarding this information, please do not hesitate to contact me on (03) 9999 9999.

Yours sincerely
Work Science

Identify any exclusion or asbestos which could not be accessed by the removalist which could lead to contamination of the removal area in future.

If air monitoring was undertaken, it must be stated that 'asbestos-fibre concentrations were below 0.01 fibres per millilitre of air'.

How to read an Asbestos Fibre Air Monitoring Report

The following is a typical example of the information contained in an Asbestos Fibre Air Monitoring Report.

ASBESTOS FIBRE AIR MONITORING REPORT

Our Ref: JXXXXXX-XX
 Client: Client ABC
 Attention: Work, Health & Safety Manager
 Job Location: Ground Floor, 184 Fairbank Ave, Melbourne
 Report Date: Friday 29 July 2022
 Sampling Type: Control

Copy: Melbourne Asbestos Removalists Pty Ltd
 Test Date: Friday 29 July 2022
 Sampled By: Pumps On: CF
 Pumps Off: CF

Method *Filters examined in accordance with Safe Work Australia's Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres, 2nd Edition, 2005 [NOHSC:3003: (2005)].*

Filter No.	Test Type Sample Location	Sample Period Start-Finish	Average Flow Rate (L/min)	Fibres/ Fields	Result(s) Fibres/ml
<i>Background 25mm</i>					
M765	Field blank	-	-	0.0/100	-
F011	Outside main entry, on front door	0816 – 1447	1.00	1.5/100	< 0.01
M509	Clean side of airlock to the plant room enclosure	0821 – 1449	1.00	0.0/100	< 0.01
M192	North side of the building, adjacent negative air units	0829 – 1459	1.00	0.5/100	< 0.01
<i>Clearance 13mm</i>					
M483	Main entry	1510 – 1620	1.00	1.0/100	< 0.01
M768	Plant room	1515 – 1625	1.00	0.0/100	< 0.01

Approved Analyst:
Consultant Name

Approved Signatory:
Consultant Name



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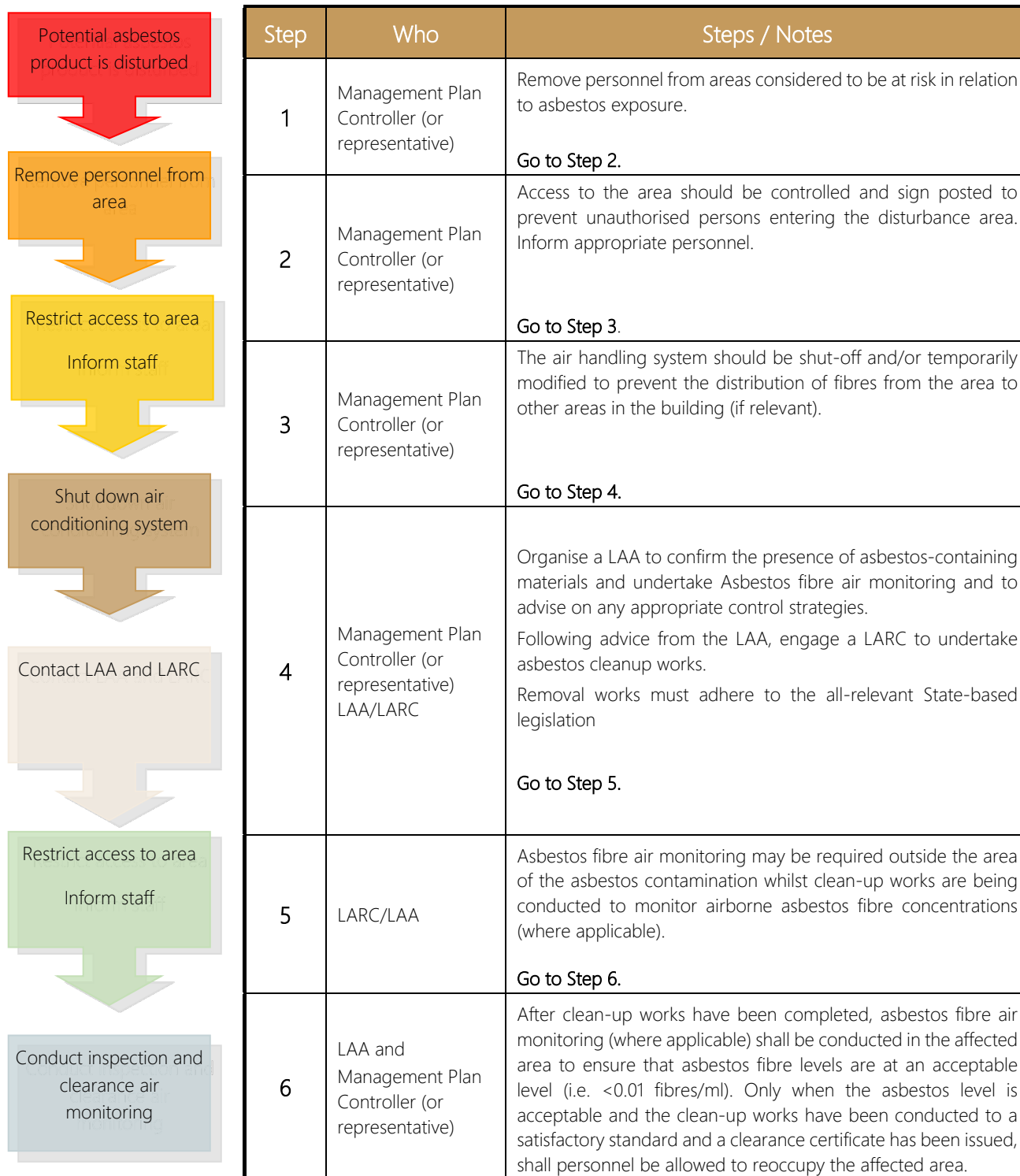
Shows the times when air sampling was undertaken in order to provide a record that control were in place and working during the works.

Shows asbestos fibre concentration; Clearance results must be less than 0.01 fibres per millilitre (ml) of air for

Appendix B – Asbestos & Hazardous Material Emergency Procedures

Emergency Response Procedures – Asbestos Significant Disturbance

In the event that an activity causes the accidental disturbance of asbestos materials (i.e. an unplanned disturbance), the following steps should be followed:



Emergency Procedures for Elevated Air Monitoring Results

The following outlines the Control Levels for asbestos fibre air monitoring and the necessary actions required in accordance with the *Code of Practice: How to Safely Remove Asbestos (SafeWork Australia)*.

Control (Static) Monitoring During Works

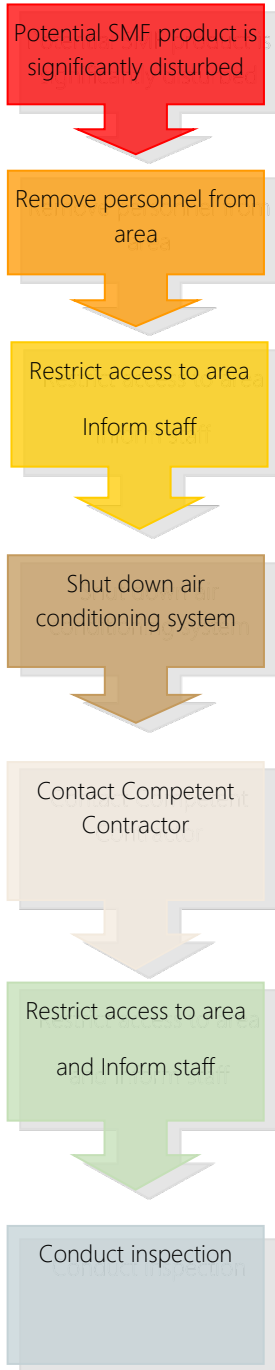
Control Level (fibres/mL)	Who	Control / Action
< 0.01	-	No Action. Continue with existing control measures.
≥0.01 – 0.02	Management Plan Controller / LAA	LAA to notify LARC and Management Plan Controller of results as soon as is practicable. Management Plan Controller to notify applicable contractor (i.e. the contractor who is undertaking the works that have resulted in the reading).
	Management Plan Controller / LAA / LARC	LAA & Management Plan Controller to review current control measures and improve, where applicable. This may include improved work practices, use of further control measures (e.g. plastic screening or wet wiping techniques) or changing the work methodology.
> 0.02 NSW/QLD >0.05 in VIC	Management Plan Controller / LAA / LARC	LAA to notify Management Plan Controller of results as soon as is practicable. Management Plan Controller to notify applicable contractor (i.e. the contractor who is undertaking the works that have resulted in the reading) to stop works immediately. Management Plan Controller to restrict access to the affected area. The LARC is to notify relevant state regulator.
	LAA / Management Plan Controller / LARC	LAA to conduct investigations to establish cause of problem. Management Plan Controller to engage the LARC to undertake any necessary improvement works. LAA to advise LARC on necessary works to rectify problem. Additional air monitoring to be conducted by LAA / Consultant. Contractors will be allowed to return to area after results are <0.01 fibres/ml.

Clearance Monitoring

Control Level (fibres/mL)	Who	Control / Action
< 0.01	-	Clearance can be issued by LAA.
≥ 0.01	Management Plan Controller (or representative) / LAA	LAA to notify Management Plan Controller of results as soon as is practicable. Management Plan Controller to notify applicable contractor (i.e. the contractor who is undertaking the works that have resulted in the reading).
	Management Plan Controller (or representative) / LAA / LARC	LAA to conduct investigations to establish cause of problem. Management Plan Controller to engage the LARC to undertake any necessary improvement works. This may include further works such as increased HEPA vacuuming or wet wiping techniques. Additional air monitoring to be conducted by LAA. Clearance can be issued after results are at or below 0.01 fibres/ml.

Emergency Response Procedure – SMF Significant Disturbance

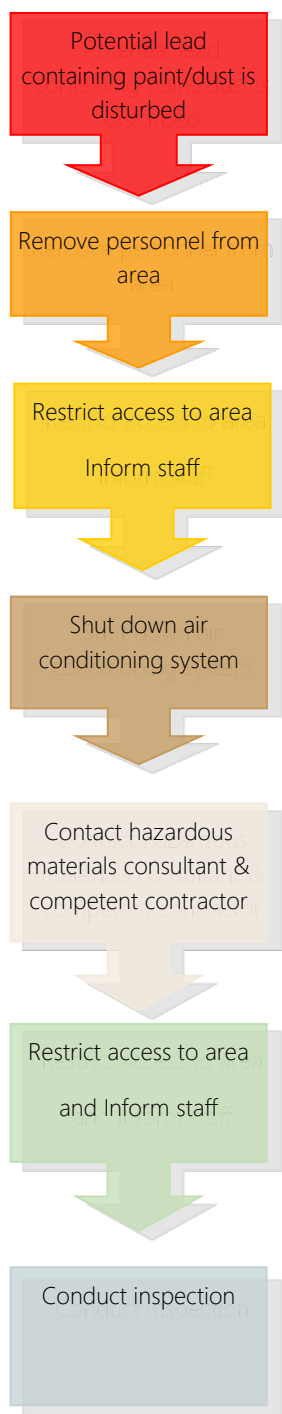
In the event that an activity involves the accidental significant disturbance of SMF materials, the following steps should be followed:



Step	Who	Steps/Notes
1	Management Plan Controller (or representative)	Remove personnel from areas considered to be a risk in relation to SMF exposure. Go to Step 2.
2	Management Plan Controller (or representative)	Access to the area should be controlled and sign posted to prevent unauthorised persons entering the disturbance area. Inform relevant staff. Go to Step 3.
3	Management Plan Controller (or representative)	The air handling system should be shut-off and temporarily modified to prevent the distribution of fibres from the area to other areas in the building. Go to Step 4.
4	Management Plan Controller (or representative), Competent Contractor	Engage a competent contractor to undertake the SMF clean-up works. Contractor should wear a minimum of a half-face respirator fitted with a P2 filter, disposable coveralls, including hood, rubber gloves and eye protection. Polythene sheeting should be placed over furnishings, carpeting and equipment not affected by the disturbance to minimise the spread of SMF fibres. Affected areas shall be vacuumed using a vacuum cleaner fitted with a HEPA filter and cleaned using damp cloths to remove surface dusts. Contractor shall remove any damaged ceiling tiles, insulation batts, debris, cloths, vacuum bags, filters and other contaminated materials and discard in an appropriate waste bag and place them in the designated sealed bin for transfer to a Synthetic Mineral Fibre disposal site. Polythene sheeting shall be wiped with a damp cloth, folded and discarded as SMF waste. Go to Step 5.
5	Hazardous Materials Consultant	Air monitoring outside the area of the SMF contamination shall be conducted (if relevant) while clean-up works are being conducted to ensure that SMF levels do not exceed acceptable exposure levels. Go to Step 6.
6	Hazardous Materials Consultant & Management Plan Controller (or representative)	After clean-up works have been completed, airborne monitoring shall be conducted in the affected area to ensure that SMF exposure levels are at an acceptable standard. Only when the SMF exposure level is acceptable and the clean-up works have been conducted to a satisfactory standard, shall personnel be allowed to reoccupy the affected area.

Emergency Procedure – Lead Containing Paint/Dust Disturbance

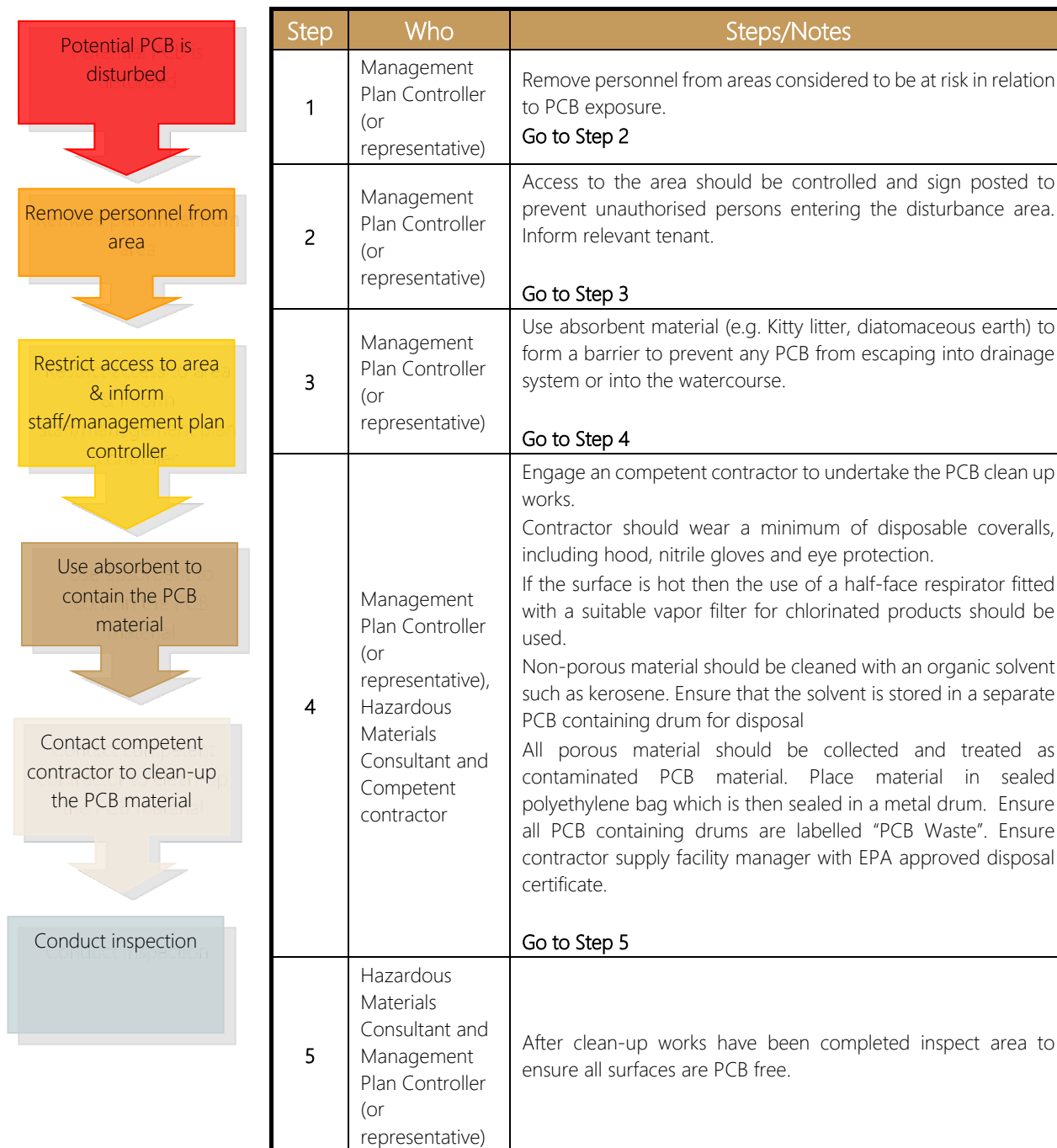
In the event that an activity involves the accidental disturbance of lead paint/dust materials, the following steps should be carried out:



Step	Who	Steps/Notes
1	Management Plan Controller (or representative)	Remove personnel from areas considered to be at risk in relation to lead dust/fumes exposure. Go to Step 2
2	Management Plan Controller (or representative)	Access to the area should be controlled and sign posted to prevent unauthorised persons entering the disturbance area. Inform relevant tenant. Go to Step 3.
3	Management Plan Controller (or representative)	The air handling system should be shut-off and temporarily modified to prevent the distribution of dust/fumes from the area to other areas in the building. Go to Step 4.
4	Management Plan Controller (or representative), Hazmat Consultant & Accredited Removalist	Engage a competent contractor to undertake the lead clean up works. Consult with hazardous materials consultant to determine clean-up strategy and monitoring requirements. Contractor should wear a minimum of a full-face respirator fitted with a P2 filter, disposable coveralls, including hood. Polythene sheeting should be placed over furnishings, carpeting and equipment not affected by the disturbance to minimise the spread of lead dust/fumes. Affected areas shall be vacuumed using a vacuum cleaner fitted with a HEPA filter and cleaned using damp cloths to remove surface dusts. Contractor shall remove any damaged ceiling tiles, insulation batts, debris, cloths, vacuum bags, filters and other contaminated materials and discard in an approved lead waste bag and place them in the designated sealed bin for transfer to a lead approved disposal site. Polythene sheeting shall be wiped with a damp cloth, folded and discarded as lead waste. Full decontamination required. Go to Step 5.
5	Hazmat Consultant & Management Plan Controller (or representative)	Air monitoring outside the area of the lead contamination shall be conducted while clean-up works are being conducted to monitor lead dust levels do not exceed the exposure standard. Go to Step 6.
6	Hazmat Consultant & Management Plan Controller (or representative)	After clean-up works have been completed inspect area to ensure all surfaces are lead free and perform air monitoring to confirm lead levels within contaminated area.

Emergency Procedure – PCB Disturbance or Leaking

In the event that an activity involves the accidental disturbance of PCB containing materials, the following steps should be carried out:



Appendix D – Legislation

Legislation Relevant to all states

- *Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)];*
- *Australian/New Zealand Standard AS/NZS 4361.2:2017 Guide to hazardous paint management; Part 2: Lead paint in residential, public and commercial buildings;*
- *Australian Standard AS 4874-2000 Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans;*
- *Australian Standard AS 2985-2004 Workplace Atmospheres - Method for sampling and gravimetric determination of respirable dust;*
- *Australian Standard AS 3640-2004 Workplace Atmospheres – Method for sampling and gravimetric determination of inhalable dust;*
- *Safe Work Australia Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)]; and*
- *ANZECC Polychlorinated Biphenyls Management Plan, Revised Edition 2003.*

NSW Legislation (harmonised)

Chapter 8, Part 8.3 Management of Asbestos and Associated Risks of the Work Health and Safety Regulation 2017 (NSW) states that a person with management or control of a workplace must ensure that a register (an asbestos register) is prepared and kept at the workplace. All asbestos or ACM at the workplace are to be identified by a competent person as far as is reasonably practicable. Asbestos sample analysis must be carried out by a NATA-accredited laboratory for the relevant test method (Australian/New Zealand Standard NZS/AS4964-2004).

The following legislation and industry standard documentation are relevant to this HMMP and are to be construed as forming an integral part of this HMMP:

- *Work Health and Safety Act 2011 (NSW);*
- *Work Health and Safety Regulation 2017 (NSW);*
- *Code of Practice: How to Safely Remove Asbestos (SafeWork NSW, 2016);*
- *Code of Practice: How to Manage and Control Asbestos In The Workplace (SafeWork NSW, 2016);*
- *Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)];*
- *AS 4361.2-2017 Australian Standard Guide to lead paint management Part 2: Residential and commercial buildings;*
- *Australian Standard AS 4874-2000 Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans;*
- *Australian Standard AS 2985-2004 Workplace Atmospheres - Method for sampling and gravimetric determination of respirable dust; and*
- *Australian Standard AS 3640-2004 Workplace Atmospheres – Method for sampling and gravimetric determination of inhalable dust.*
- *ANZECC Polychlorinated Biphenyls Management Plan, Revised Edition 2003; and*
- *NSW Protection of the Environment Operations Act 1997.*

Victorian legislation

The Victorian Occupational Health and Safety Regulations 2007 states that a person with management or control of a workplace must ensure that a register (an asbestos register) is prepared and kept at the workplace. All asbestos or ACM at the workplace are to be identified by a competent person as far as is reasonably practicable. Asbestos sample analysis must be carried out by a NATA-accredited laboratory for the relevant test method (Australian/New Zealand Standard NZS/AS4964-2004).

The following legislation and industry standard documentation are relevant to this HMMP and are to be construed as forming an integral part of this HMMP:

- *Occupational Health and Safety Act 2004;*
- *Victorian Occupational Health and Safety Regulations 2017;*
- *Removing Asbestos in Workplaces: Compliance Code (2018) (WorkSafe VIC);*
- *Managing Asbestos in Workplaces: Compliance Code (2018) (WorkSafe VIC);*
- *Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)];*
- *AS 4361.2-2017 Australian Standard Guide to lead paint management Part 2: Residential and commercial buildings;*
- *Australian Standard AS 4874-2000 Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans;*
- *Australian Standard AS 2985-2004 Workplace Atmospheres - Method for sampling and gravimetric determination of respirable dust; and*
- *Australian Standard AS 3640-2004 Workplace Atmospheres – Method for sampling and gravimetric determination of inhalable dust.*
- *ANZECC Polychlorinated Biphenyls Management Plan, Revised Edition 2003; and*
- *Environment Protection Act 1970: Environmental Protection (Industrial Waste Resource) Regulations 2009.*

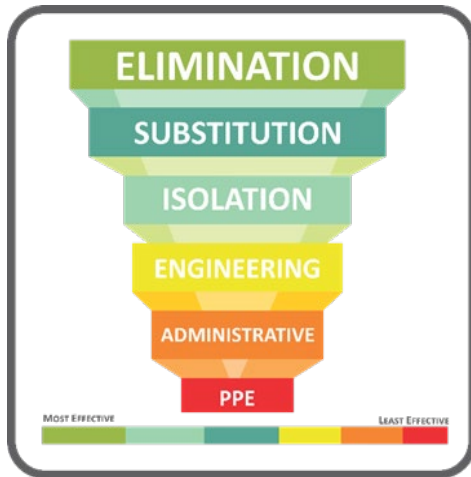
QLD Legislation (harmonised)

Work Health and Safety Regulation 2011 Chapter 8, Part 8.3 Management of Asbestos and Associated Risks states that a person with management or control of a workplace must ensure that a register (an asbestos register) is prepared and kept at the workplace. All asbestos or ACM at the workplace are to be identified by a competent person as far as is reasonably practicable. Asbestos sample analysis must be carried out by a NATA-accredited laboratory for the relevant test method (*Australian/New Zealand Standard NZS/AS4964-2004*).

- *Work Health and Safety Act 2011 (QLD);*
- *Work Health and Safety Regulation 2011 (QLD);*
- *Code of Practice: How to Safely Remove Asbestos (Workplace Health & Safety Queensland);*
- *Code of Practice: How to Manage and Control Asbestos In The Workplace (Workplace Health & Safety Queensland);*
- *Environmental Protection ACT 1994; and*
- *Environmental Protection Regulation 2019.*

Hierarchy of control

As per state and territory legislation, all materials suspected of containing asbestos or being a hazardous material must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each hazardous material and control measures implemented. The exposure control measures, which are determined by the competent person and/or hygienist/asbestos assessor, need to reflect the hierarchy of control, as outlined in the specific state and territory legislation. The hierarchy of controls for the management of hazardous materials 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 materials, a combination of the above techniques may be required.

Appendix E – Reference Information & Material

Asbestos

Asbestos is defined as the asbestiform variety of mineral silicates. There are two major mineral groups of asbestos:

- Serpentine group minerals: Chrysotile (white asbestos); and
- Amphibole group minerals: Amosite (brown asbestos), Crocidolite (blue asbestos) and minor forms including Actinolite, Tremolite and Anthophyllite.

Asbestos minerals have separable long fibres that are strong and flexible enough to be spun and woven and are heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings.

Asbestos fibre mainly affects the lungs and breathing in high levels of asbestos fibres over time can lead to a number of diseases and cancers (asbestos is a known carcinogen). The aim is to minimise the risk of exposure to ACM. This AMP&P aids in ensuring that ACM in the workplace is managed in such a way that it does not become damaged and increase the risk of exposure to personnel.







Types of ACM

ACM can be classified into two main groups: **friable** and **non-friable**.

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials (than non-friable) as they are more readily damaged, thereby possibly releasing fibres into the air.

When dry, non-friable asbestos cannot be crumbled, pulverised or reduced to powder by hand pressure. These materials are generally considered 'low' risk if properly managed. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a matrix such as Portland cement (e.g. fibre cement sheeting) or various resin/binders (e.g. vinyl floor tiles).

The following table details some of common ACM found in the two groups:

Friable		Non-Friable	
<p>Sprayed or trowelled asbestos materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.</p>		<p>Asbestos cement sheeting and corrugated sheeting products, i.e. cement or concrete like products (e.g. 'fibro' and 'super six roofing' – see description below).</p>	
<p>Asbestos-containing insulation on pipes, boilers, tanks, ducts etc which is often referred to as asbestos lagging.</p>		<p>Vinyl tiles and associated adhesives.</p>	
<p>Asbestos millboard inside electrical switchboxes/fuse boards or fire doors.</p>		<p>Compressed bitumen electrical backing boards and asbestos-cement sheeting in electrical cupboards and switchboards.</p>	

Asbestos Use in Australia

Asbestos is a naturally forming mineral silicate found in rocks from which it was mined for use in various building products, primarily for its strength and durability against fire and chemical damage.

Three types of asbestos were commonly used in building products in Australia: Chrysotile (white) asbestos; Amosite (brown) asbestos; and Crocidolite (blue) asbestos.

Asbestos was used in a wide variety of building products, most commonly:

- Fibro cement products – cement sheet walls and ceilings, roofs, guttering and pipes;
- Vinyl tiles and vinyl flooring mastic and associated adhesives;
- Switchboard panels and insulating linings;
- Gaskets, brake pads and friction materials;
- As an insulating material to boilers and pipe work in the form of lagging; and
- As a sprayed fire resistant material to structural building beams (limpet asbestos).

In Australia, asbestos was used widely in the construction of houses and commercial and industrial properties from the 1930s onwards with the peak period of use in Australian buildings being from the 1950s to the 1970s.

Asbestos use was gradually phased out in Australia in certain products from the late 1970s through to the late 1980s. The final national ban on the use, manufacture and importation of all asbestos products in Australia occurred in 2003 when gaskets and frictions materials became prohibited items.

However, the ban on imported asbestos products has proved difficult to maintain due to various components of plant and equipment being commonly sourced from countries that may not have banned asbestos or consider that a small percentage of asbestos is classified as non-asbestos under their regulatory framework. Therefore ACM is still finding its way into Australia in products labelled as 'Asbestos Free'. High risk countries include China, Russia, Brazil, Kazakhstan, India and Thailand. Sampling and testing of such materials sourced from countries known to be high risk has become a recommended practice. Such testing aims to ensure that persons in control of businesses and undertakings in Australia remain compliant under the Australian national ban on the use, manufacture and importation of all asbestos products.

Appendix F – Statement of Limitations

All and any Services proposed by Work Science to the Client are subject to the Terms and Conditions provided. No variation to these terms is agreed unless agreed in writing by Work Science.

The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client will be deemed to have accepted these Terms when the Client provides approval to proceed or when the Company commences the Services at the request of the Client.

The Services were carried out for the Specific Purpose outlined in the Proposal. To the fullest extent permitted by law, Work Science, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that investigations were reliant on information provided to Work Science by the Client or other third parties. Work Science made no representation or warranty regarding advice based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Work Science have any liability for, or in relation to, any information/documentation supplied or prepared by any third party, including any third party recommended by Work Science. The Client releases and indemnifies Work Science from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Work Science by the Client, its employees or other third parties.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Work Science. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Work Science. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Work Science, does so entirely at their own risk and without recourse to Work Science for any loss, liability or damage. To the extent permitted by law, Work Science assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Work Science in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Work Science. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Work Science does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Work Science for use of parts of the Report in the absence (or out of context) of the balance of the Report.

The Client acknowledges and agrees that the Services relate only to the identification of hazardous materials as specified in the Proposal. Items not mentioned within the proposal are specifically excluded from the scope of the investigation

The Client acknowledges and agrees that the sampling methodology and level of intrusiveness is as specified in the Proposal. Unless specifically mentioned within the Proposal, the investigation is largely visual with limited sampling conducted. Items of similar appearance may be assumed to have similar composition. The Client acknowledges and agrees that without substantial demolition of the building(s), it may not be possible for the Company to detect every source of hazardous materials in the building(s).

Latent Conditions/Inaccessible Areas

It is acknowledged and agreed by the Client that it is possible that hazardous building materials, which may be concealed within inaccessible areas/voids, and behind equipment/fittings may not be identified during the investigation undertaken by the Company. Such inaccessible areas fall into a number of categories – reference should be made to the Report for details of areas unable to be accessed.

Obligation of the Client

Prior to the commencement of Services, the Client must provide all documents and information known to the Client that relate to the identity, locations or quantity, of any suspected hazardous building materials on or within the building or site, or have previously existed. Where no information is provided, the Company will assume that the Client is not aware of or in possession of any information relating to existing or historic hazardous materials on site. The Client represents and warrants that the Client has informed the Company of any hazardous material which it knows or has reason to believe exists on the site.

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