



COMPLIANCE ASBESTOS RE-INSPECTION AND RISK ASSESSMENT

SEPTEMBER 2021

Report Reference:

J032704

Client:

C100202 Christian Brothers College Early Learning Centre

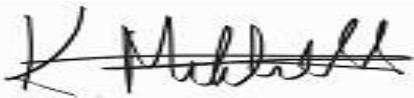

Address:

178 East Terrace
Adelaide SA
5000

Contents

| | |
|--|----|
| Glossary of Terms / Acronyms | 4 |
| Introduction | 5 |
| Scope of Works | 5 |
| Site Description | 6 |
| Site Asbestos Risk Profile | 7 |
| Site Asbestos Control Priority Profile | 8 |
| Summary of Identified Items | 9 |
| Items Requiring Remediation | 10 |
| Recommendations | 11 |
| How to Use this Register | 12 |
| Asbestos Materials Register | 13 |
| Areas not Accessed | 15 |
| Register Item Details | 16 |
| Plans | 18 |
| Methodology | 19 |
| Asbestos | 19 |
| Asbestos Material Risk Assessment | 20 |
| Asbestos Disturbance Risk Assessment | 21 |
| Asbestos Control Priority Assessment | 22 |
| Limitations | 23 |
| Sample Analysis Results | 25 |

Document Control

| Document Quality Management Details | | |
|-------------------------------------|--|---|
| Report Name: | Compliance Asbestos Re-Inspection and Risk Assessment | |
| Site Details: | 178 East Terrace, Adelaide SA 5000 | |
| Project Number: | J032704 V2 | |
| Client Name: | C100202 Christian Brothers College Early Learning Centre | |
| Signatures: | <p>Prepared By:</p> <p>Keith Mitchell</p>  <p>Senior Consultant SA 579129 16 Nov 2021</p> | <p>Reviewed and Authorised By:</p> <p>Patrick Harford</p>  <p>Senior Consultant QLD 2323097 16 Nov 2021</p> |

Glossary of Terms / Acronyms

| | |
|--|---|
| AC | <i>Asbestos Cement</i> |
| ACM | <i>Asbestos-containing Material</i> |
| Asbestos Insulation Board (AIB) | <i>Low Density Board (LDB)</i> |
| Assumed | <i>Item status is based on a visual assessment</i> |
| Class A Unrestricted Licensed Removalist | <i>Can remove any amount or quantity of friable, non-friable asbestos and asbestos-containing dust</i> |
| Class B Restricted Licensed Removalist | <i>Can remove any amount or quantity of non-friable asbestos and any amount of asbestos-containing dust associated with the removal of non-friable asbestos</i> |
| Controlled Conditions | <i>Use of PPE, RPE & Appropriate Controls</i> |
| Friable Asbestos | <i>ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry</i> |
| Fully Controlled Conditions | <i>Within an Enclosure Under Negative Pressure</i> |
| LAA | <i>Licensed Asbestos Assessor</i> |
| LARC | <i>Licensed Asbestos Removal Contractor</i> |
| Non-Friable Asbestos | <i>ACM in a bonded matrix that when dry may not be crumbled, pulverised or reduced to powder by hand pressure.</i> |
| ODS | <i>Ozone Depleting Substance</i> |
| PCB | <i>Polychlorinated Biphenyls</i> |
| Strongly Assumed | <i>Item is similar in appearance to another already sampled item and therefore its item status</i> |
| SMF | <i>Synthetic Mineral Fibre</i> |

Introduction

This report presents the findings of a Compliance Asbestos Re-Inspection and Risk Assessment conducted for C100202 Christian Brothers College Early Learning Centre of the site 178 East Terrace, Adelaide SA. The site Compliance Asbestos Re-Inspection and Risk Assessment was commenced by Keith Mitchell on 30 Sep 2021.

The objective of the assessment was to identify and assess the risks associated with the suspected Asbestos materials at the site and update the Asbestos Register.

This report was performed in accordance with:

- | Work Health and Safety Regulations 2012 (SA)
- | How to manage and control asbestos in the workplace Code of Practice, SafeWork SA, 2020

Scope of Works

The scope of works for this project was as follows:

- | Compliance Asbestos Re-Inspection and Risk Assessment of previously identified items.
- | Inspect representative and accessible areas of the site to identify Asbestos materials.
- | Identify the likelihood of Asbestos in inaccessible areas.
- | Identify the types of Asbestos material, their location, friability, extent, condition and disturbance potential.
- | Assess the risks posed by the Asbestos materials.
- | Collect samples of suspected Asbestos materials.
- | Take photographs of suspected Asbestos materials.
- | Compile an Asbestos Register for the site.
- | Recommend control measures and actions necessary to manage any Asbestos material related risks.

Refer to [Methodology](#) section of report for full details.

Site Description

The site consists of 1 building/s.

| | |
|--|--|
| Building Reference | Main Building |
| Building Description | Education |
| Construction Type | Brick, Concrete, Timber, Plasterboard and Fibre Cement |
| Est. Building Construction Date | 1970 |
| Number of Levels | 1 |
| Est. Total Area Surveyed (m ²) | 900 |

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Asbestos Materials Register.

| Area | Number of Items by Risk Rating | | | |
|------------------------------|--------------------------------|--------|-----|----------|
| | High | Medium | Low | Very Low |
| Main Building - Ground Floor | 0 | 0 | 2 | 4 |
| TOTAL | 0 | 0 | 2 | 4 |

Site Asbestos Control Priority Profile

The following table provides a summary of the Asbestos Control Priority Risk Assessment for the site; item-specific findings are presented in the Asbestos Materials Register.

| Area | Number of Items by Priority Risk Rating | | | |
|------------------------------|---|----|----|----|
| | P1 | P2 | P3 | P4 |
| Main Building - Ground Floor | 0 | 0 | 1 | 5 |
| TOTAL | 0 | 0 | 1 | 5 |

Summary of Identified Items

The following table provides a general overview of the types of asbestos materials identified on site; specific findings are presented in the Asbestos Materials Register.

| Building Level | Asbestos | |
|------------------------------|----------|-------------|
| | Friable | Non Friable |
| Main Building - Ground Floor | YES | YES |

Items Requiring Remediation

The following items were found to be either damaged or in a condition which require control measures to reduce the risk of exposure to asbestos fibres.

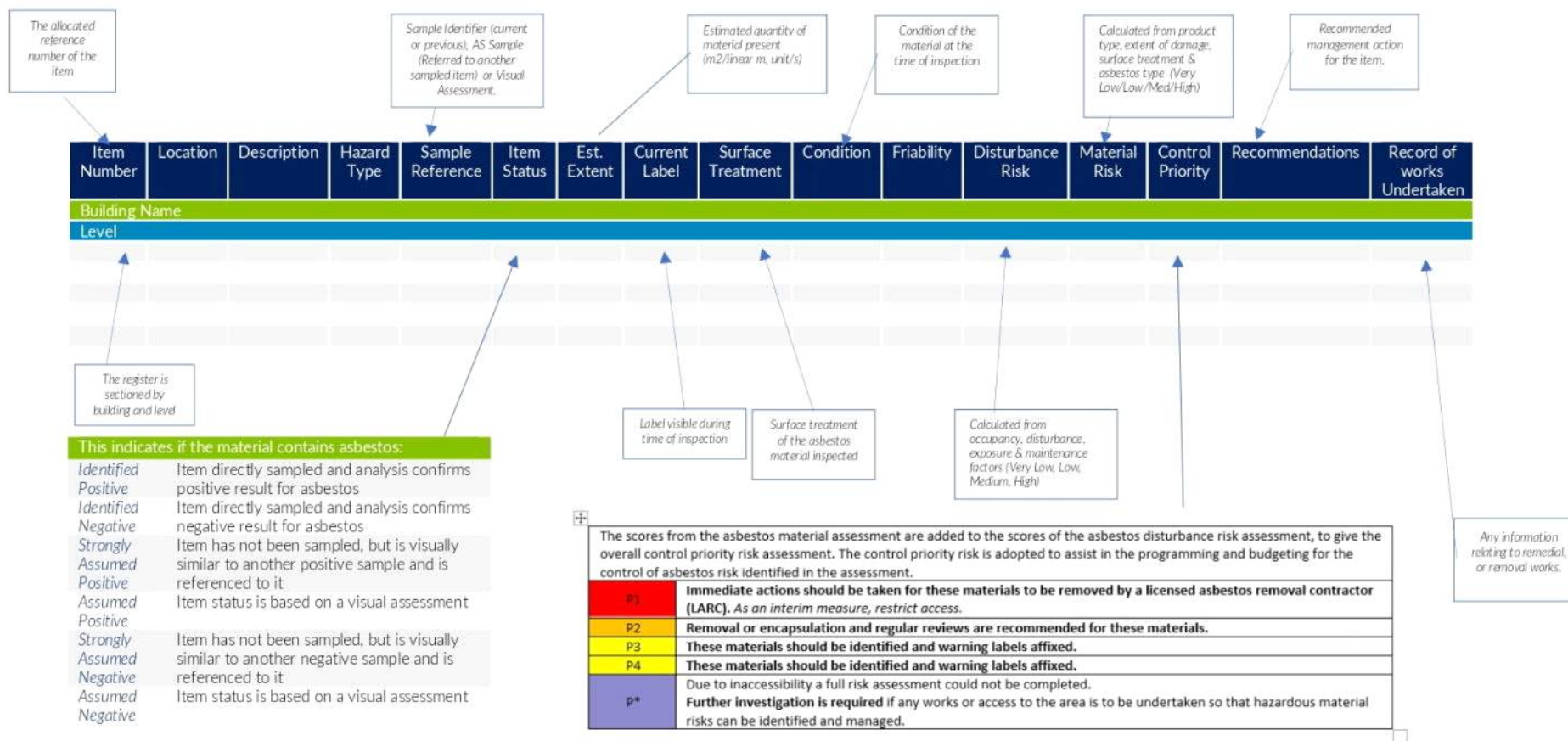
| Item No. | Hazard Type | Item Location and Description | Recommendations |
|----------|-------------|---|---|
| Item 7 | Asbestos | Main Building, Ground Floor, Interior - Various Rooms, Underneath Top Layer Of Vinyl Throughout, Floor Covering - Fibrous Backed Sheet Vinyl - Refer Site Plan For Extent Of Floor Covering | Encapsulate / Repair & Manage In Situ Refer marked up floor plan for details |

Refer to *Recommendations* section of this report for further Asbestos Materials management details.

Recommendations

Greencap Adelaide can assist with the implementation of any of the below recommendations:

- | In-situ Asbestos-containing materials must be labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of relevant Legislation and Codes of Practice.
- | Areas Not Accessed highlighted in this report must be assumed to contain asbestos materials. Appropriate management planning should be implemented to control access to and maintenance activities in these areas, until such a time as they can be inspected, and the presence or absence of asbestos materials can be confirmed.
- | Develop or update the Asbestos Management Plan (AMP) to manage the risks associated with remaining in-situ asbestos containing materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standards. *Greencap can assist with preparation and review of AMP with practical control measures for asbestos materials and clearly assigned responsibilities.*
- | Prior to demolition or refurbishment works, engage a competent person to undertake a destructive asbestos materials inspection of the premises as per relevant Legislation, Codes of Practice and Australian Standards.
- | Provide Asbestos Awareness training to staff and site personnel to inform them of how to work safely alongside asbestos in accordance with the requirements of relevant Legislation and Codes of Practice. *Greencap offers a variety of onsite and online asbestos training options <https://www.greencap.com.au/training/muddy-boots-asbestos-training>*
- | Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of relevant Legislation and Codes of Practice
- | Schedule minimum five yearly periodic reinspection by a competent person of the identified and assumed asbestos-containing materials to confirm the risk assessment in accordance with relevant Legislation and Codes of Practice.
- | Should removal/remediation of asbestos items occur it must be conducted by appropriately trained and appropriately licensed asbestos removal contractor under appropriate controlled conditions.
- | Asbestos-related work activities including maintenance plus unusual and infrequent activities such as emergency activities must be undertaken by appropriately trained personnel using safe work procedures in accordance with relevant Legislation and Codes of Practice.



Asbestos Materials Register

178 East Terrace, Adelaide SA, 5000

Audit Date 30 Sep 2021

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

| Item No | Location / Description | Hazard Type | Sample No. | Item Status | Est. Extent | Current Label | Condition | Friability | Disturbance Risk | Material Risk | Control Priority | Recommended Action | Record of Works |
|---------|---|-------------|----------------------|----------------------|------------------|---------------|----------------|-------------|------------------|---------------|------------------|----------------------------|--|
| 1 | Main Building - Ground Floor - Exterior, West Elevation | | | | | | | | | | | | |
| | Electrical - Switch Board - Compressed Bituminous Electrical Panel | Asbestos | Visual | Assumed, Positive | 1no. | Yes | Good Condition | Non-friable | Very Low | Very Low | P4 | Manage In Situ | No Change |
| 2 | Main Building - Ground Floor - Interior - Front Office, Adjacent Foyer | | | | | | | | | | | | |
| | Safe - Millboard Insulation | Asbestos | Visual | Assumed, Positive | 1no. | No | Good Condition | Friable | Very Low | Low | P4 | Label & Manage In Situ | No Change |
| 3 | Main Building - Ground Floor - Interior - Kitchen, Throughout | | | | | | | | | | | | |
| | Floor Covering - Sheet Vinyl - (Blue colour) | Asbestos | J152522-3683-1 (GJ)* | Identified, Negative | - | - | - | - | - | - | - | No further action required | |
| 4 | Main Building - Ground Floor - Exterior, All Elevations | | | | | | | | | | | | |
| | Eaves - Fibre Cement Sheeting | Asbestos | Visual | Assumed, Positive | 30m ² | No | Good Condition | Non-friable | Very Low | Very Low | P4 | Label & Manage In Situ | No Change |
| 5 | Main Building - Ground Floor - Interior - Store - Cleaner's Room, Corner above Sink | | | | | | | | | | | | |
| | Wall Angled Infill Panel - Fibre Cement Sheeting | Asbestos | Visual | Assumed, Positive | 2m ² | Yes | Good Condition | Non-friable | Very Low | Very Low | P4 | Manage In Situ | No Change |
| 6 | Main Building - Ground Floor - Interior - Staff Toilets, North Wall, Adjacent WC | | | | | | | | | | | | |
| | Angled Infill Panel - Fibre Cement Sheeting | Asbestos | Visual | Assumed, Positive | 2m ² | Yes | Good Condition | Non-friable | Very Low | Very Low | P4 | Label & Manage In Situ | No Change - Recommend new warning label is installed |

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

| Item No | Location / Description | Hazard Type | Sample No. | Item Status | Est. Extent | Current Label | Condition | Friability | Disturbance Risk | Material Risk | Control Priority | Recommended Action | Record of Works |
|---------|---|-------------|----------------------|----------------------|-------------------|---------------|------------|------------|------------------|---------------|------------------|---------------------------------------|--|
| 7 | Main Building - Ground Floor - Interior - Various Rooms, Underneath Top Layer Of Vinyl Throughout | | | | | | | | | | | | |
| | Floor Covering - Fibrous Backed Sheet Vinyl - Refer Site Plan For Extent Of Floor Covering | Asbestos | J152522-3683-2 (GJ)* | Identified, Positive | 350m ² | Yes | Low Damage | Friable | Very Low | Low | P3 | Encapsulate / Repair & Manage In Situ | No Change - Minor damage location noted in Resource Room, recommend seal with durable tape |
| 8 | Main Building - Ground Floor - Interior - Various Rooms, Top Layer Throughout | | | | | | | | | | | | |
| | Floor Covering - Sheet Vinyl & Adhesive | Asbestos | J152522-3683-3 (GJ)* | Identified, Negative | - | - | - | - | - | - | - | No further action required | |

Areas not Accessed

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

| Area Not Accessed | Comments |
|--------------------------|----------|
| All areas were accessed. | |

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

| Main Building | | |
|--|--------------|---|
| ITEM | NOT ACCESSED | COMMENT |
| Beneath Floor Coverings | Some | No access beneath all fixed floor coverings. |
| Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards | Some | Outside scope of works for non-destructive inspection |

Register Item Details

| | | | |
|-------------|---|---------------------|------------------------|
| Location | Main Building - Ground Floor - Exterior - Electrical - Switch Board - Compressed Bituminous Electrical Panel - West Elevation | | |
| Hazard Type | Asbestos | Material Assessment | Disturbance Assessment |
| Friability | Non-friable | Product Type | Occupancy |
| Sample No. | Visual | Extent of damage | Disturbance |
| Result | Assumed Positive Chrysotile | Surface Treatment | Exposure |
| | | Asbestos Type | Maintenance |
| Item Number | 1 | Material Score | Disturbance Score |
| | | Priority Score | Very Low |



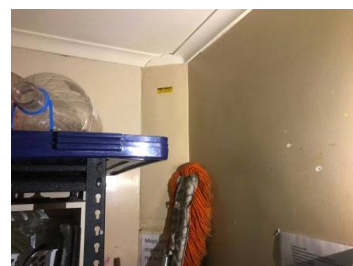
| | | | |
|-------------|---|---------------------|------------------------|
| Location | Main Building - Ground Floor - Exterior - Eaves - Fibre Cement Sheetting - All Elevations | | |
| Hazard Type | Asbestos | Material Assessment | Disturbance Assessment |
| Friability | Non-friable | Product Type | Occupancy |
| Sample No. | Visual | Extent of damage | Disturbance |
| Result | Assumed Positive Chrysotile | Surface Treatment | Exposure |
| | | Asbestos Type | Maintenance |
| Item Number | 4 | Material Score | Disturbance Score |
| | | Priority Score | Very Low |



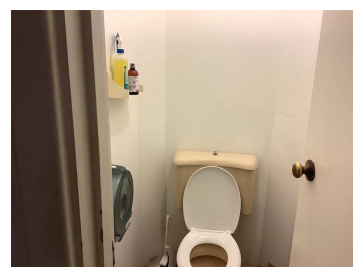
| | | | |
|-------------|---|---------------------|------------------------|
| Location | Main Building - Ground Floor - Interior - Front Office - Safe - Millboard Insulation - Adjacent Foyer | | |
| Hazard Type | Asbestos | Material Assessment | Disturbance Assessment |
| Friability | Friable | Product Type | Occupancy |
| Sample No. | Visual | Extent of damage | Disturbance |
| Result | Assumed Positive Chrysotile | Surface Treatment | Exposure |
| | | Asbestos Type | Maintenance |
| Item Number | 2 | Material Score | Disturbance Score |
| | | Priority Score | Very Low |



| | | | |
|-------------|--|---------------------|------------------------|
| Location | Main Building - Ground Floor - Interior - Store - Cleaner's Room - Wall Angled Infill Panel - Fibre Cement Sheetting - Corner above Sink | | |
| Hazard Type | Asbestos | Material Assessment | Disturbance Assessment |
| Friability | Non-friable | Product Type | Occupancy |
| Sample No. | Visual | Extent of damage | Disturbance |
| Result | Assumed Positive Chrysotile | Surface Treatment | Exposure |
| | | Asbestos Type | Maintenance |
| Item Number | 5 | Material Score | Disturbance Score |
| | | Priority Score | Very Low |



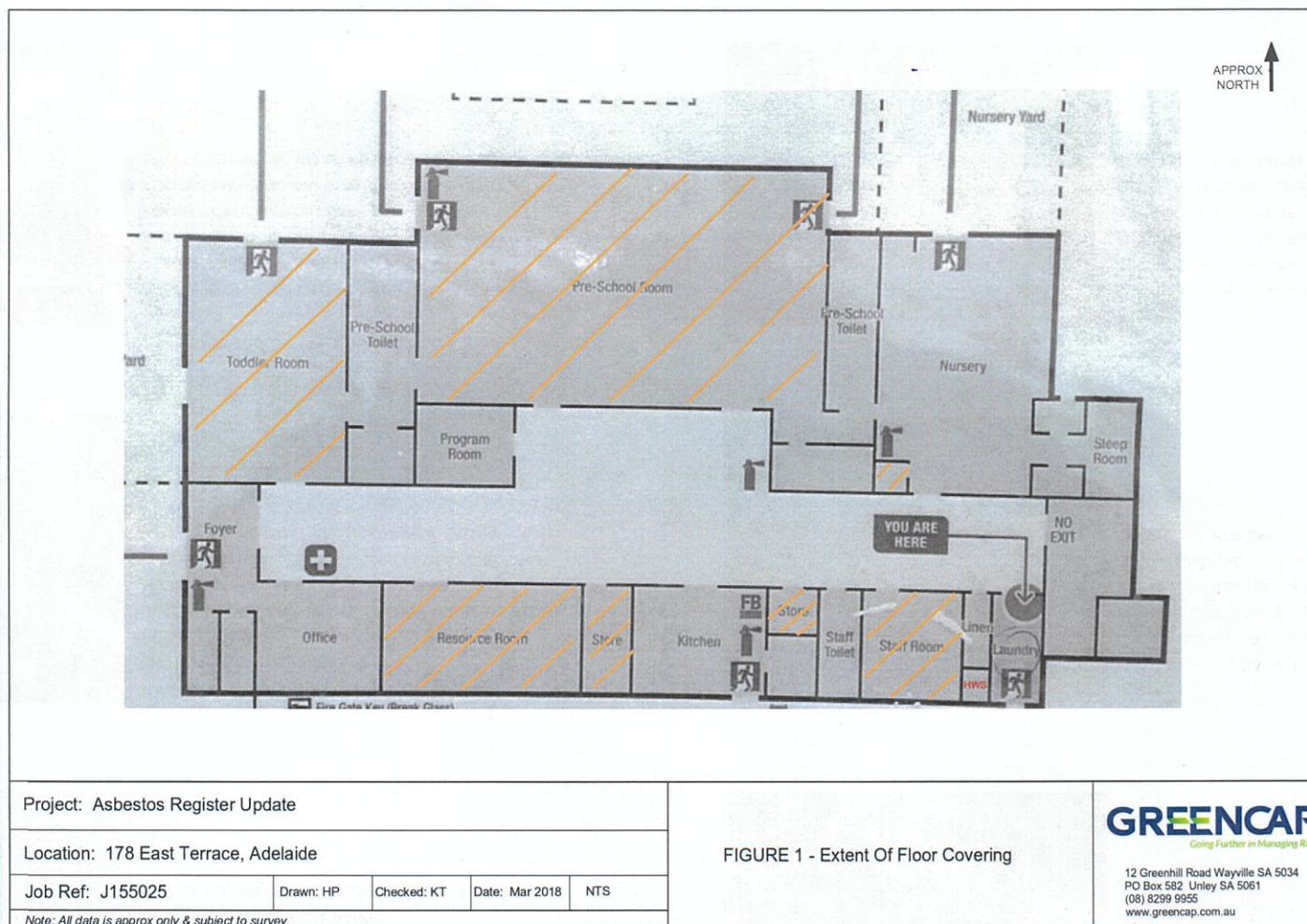
| | | | |
|-------------|--|---------------------|------------------------|
| Location | Main Building - Ground Floor - Interior - Staff Toilets - Angled Infill Panel - Fibre Cement Sheetting - North Wall, Adjacent WC | | |
| Hazard Type | Asbestos | Material Assessment | Disturbance Assessment |
| Friability | Non-friable | Product Type | Occupancy |
| Sample No. | Visual | Extent of damage | Disturbance |
| Result | Assumed Positive Chrysotile | Surface Treatment | Exposure |
| | | Asbestos Type | Maintenance |
| Item Number | 6 | Material Score | Disturbance Score |
| | | Priority Score | Very Low |



| | | | |
|-------------|----------------------|---|------------------------|
| Location | | Main Building - Ground Floor - Interior - Various Rooms - Floor Covering - Fibrous Backed Sheet Vinyl - Refer Site Plan For Extent Of Floor Covering - Underneath Top Layer Of Vinyl Throughout | |
| Hazard Type | Asbestos | Material Assessment | Disturbance Assessment |
| Friability | Friable | Product Type 1 | Occupancy 1 |
| Sample No. | J152522-3683-2 (GJ)* | Extent of damage 1 | Disturbance 2 |
| Result | Positive Chrysotile | Surface Treatment 1 | Exposure 2 |
| | | Asbestos Type 1 | Maintenance 0 |
| Item Number | 7 | Material Score 4 | Disturbance Score 5 |
| | | Priority Score 9 | Low |



178 EAST TERRACE, ADELAIDE SA 5000 02-10-2020



Methodology

Asbestos

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

- ▮ Work Health and Safety Regulations 2012 (SA)
- ▮ How to manage and control asbestos in the workplace Code of Practice, SafeWork SA, 2020

No samples of suspected asbestos-containing material were collected.

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

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

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

Asbestos Material Risk Assessment

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

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

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

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

Asbestos Disturbance Risk Assessment

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

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

| Score Range | 0-5 | 6-7 | 8-9 | 10-12 |
|------------------|----------|-----|--------|-------|
| Disturbance Risk | Very Low | Low | Medium | High |

Asbestos Control Priority Assessment

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

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

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

Limitations

This report has been prepared in accordance with the agreement between C100202 Christian Brothers College Early Learning Centre and Greencap.

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

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

The following should also be noted:

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

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

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

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

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

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

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

Statements of Limitation

All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: <https://www.greencap.com.au/terms-conditions> Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. 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 was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.

The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, 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 proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.

The Client was to ensure that Greencap had access to all information, sites and buildings as required by or necessary for Greencap to undertake the Services. Notwithstanding any other provision in these Terms, Greencap will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.

Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, the Project or the Agreement. In the event Greencap is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Greencap shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Greencap's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencap's Terms and Conditions available at <https://www.greencap.com.au/terms-conditions>

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap 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 Greencap 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 Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap 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 Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.

ASBESTOS IDENTIFICATION REPORT No. J155025-2683-ID-2

CLIENT: Christian Brothers College Community Children's Centre YOUR REF: C100202
ATTENTION: Graham Brink RECEIVED IN LAB: 12 February 2018
LOCALITY: Christian Brothers College Community Children's Centre DATE ANALYSED: 28 February 2018
ADDRESS: 178 East Terrace, Adelaide SAMPLED BY: Henry Pearce

Test Method: Qualitative identification in bulk samples, analysis by Polarised Light Microscopy (including dispersion staining) techniques by the method of- AS 4964 and supplementary work instruction in-house method LOP002 and in house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction.

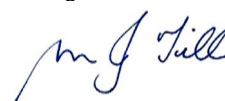
| ID | Sample Size | Location | Description | Asbestos by PLM | Chrysotile by XRD | SMF |
|----|-------------|---------------------------------|---|-----------------|-------------------|-----|
| 1 | 10x5x2mm | Playroom kitchen blue top layer | Pale blue vinyl layer with embedded fibres | | No | Yes |
| 2 | 10x5x2mm | Bottom layer throughout | White fibrous backing to pale brown vinyl layer | Chrysotile | | |
| 3 | 5x2x1mm | Top layer throughout | Pale brown vinyl layer | | No | |

Approved Identifier and Signatory (PLM)



Naciye Haliloff

Testing Officer and Signatory (XRD)



Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Size and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.

Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre, Organic Fibre includes natural fibres and synthetic organic fibre and was not detected. A blank in the SMF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

SOF062dNATA ID Report V5 Nov 2017

Report Date: 2 March 2018

Page 1 of 1