

Body Corporate 134848, C/- 10 View Ridge Drive, Ranui, Auckland 0612.

Site Specific Asbestos Management Plan 1A and 1B Nile Road, Milford



For any queries on the contents of this document, assistance with understanding your responsibilities or any incidents and emergencies please contact:

1A Nile Road: [REDACTED] Building Owner (*Management Plan Controller*):
[REDACTED]

1B Nile Road: Penelope Baber, WDHB Property Manager (*Management Plan Controller*): penelope.baber@waitematadhb.govt.nz / (021) 658 407

If above unavailable (1A and 1B Nile Road): [REDACTED] Body Corporate Administrator (*Deputy Management Plan Controller*): [REDACTED]
[REDACTED]

What to do in the event of accidental disturbance of asbestos can be found in the flowchart in Appendix A

**A COPY OF THIS DOCUMENT MUST BE AVAILABLE ON SITE AT ALL TIMES
PLEASE DO NOT REMOVE**

CONTRACTORS MUST READ THE INFORMATION IN APPENDIX C BEFORE STARTING WORK AND SIGN THE CONTRACTOR SIGN OFF FORM

1 DOCUMENT CONTROL

Date	Review Number	Comment
06/06/2018	0	Draft for Comment
18/06/2018	1	Final Draft for Comment
19/06/2018	2	Final Version 1

NOTE: THIS DOCUMENT MUST BE REVIEWED ONCE EVERY 5 YEARS AT A MINIMUM

Quality Control	Name	Date
Prepared by:	████████████████████	01/06/2018
Authorised by:	██████████	19/06/2018
Latest review by:		
Review Authorised by:		

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3 PURPOSE OF THIS DOCUMENT

This document sets out the asbestos identified and the controls that have been implemented to manage the known asbestos risks in the buildings at this site. The same controls must be applied by all PCBU's to ensure that *so far as is reasonably practicable*, steps are taken to eliminate or minimise asbestos exposure to any persons whilst working in this building.

This is a site-specific document and does not detail all the procedures and processes that Body corporate 134848 as an organisation has for managing asbestos across its properties. The information contained within this document will assist contractors working at this site to better understand the asbestos risks and controls so that they may work in a safe working environment.

Anybody **planning any works** that fall outside of normal maintenance activities at this site i.e. installation / refurbishment / demolition works should refer to this document to ensure the correct procedures are followed.

Body corporate 134848 is responsible for the implementation and maintenance of this document, with allocated responsibilities going to the persons designated 'Management Plant Controllers' (See Section 6).

4 IDENTIFICATION OF ASBESTOS OR ACM

The PCBU's of 1A and 1B Nile Road have engaged a competent asbestos surveyor (as defined in the *Good Practice Guidelines – Conducting Asbestos Surveys 2016*) to carry out a 'management' asbestos surveys of the relevant buildings at this site. A copy of this survey report will be kept on site along with a copy of this management plan and will also be made available to anyone planning any work in the building.

It is not reasonably practicable for all persons visiting site to carry out any maintenance or planned works to read the entire survey report and therefore the critical information from the asbestos survey report is included within this document. This includes asbestos registers, specific limitations and item location plans.

4.1 Specific Limitations Noted in Survey Report

Any areas that have been noted in the asbestos survey report as 'non-accessible' or 'limited access' are automatically presumed to contain asbestos and should not be entered / worked in unless the work has been properly planned to establish the correct controls or further investigations have confirmed the areas as 'asbestos free'.

These areas have been added to the worksite asbestos register and noted in this document for ease of reference.

4.2 Use of the Management Survey Report and Limitations of the Report

Management surveys are intended to locate ACM that may be encountered during normal routine occupation and maintenance of a building.

Management asbestos surveys may not locate all instances of ACM in a building, there are limitations which prevent all areas of a building being inspected during a management survey, for example asbestos hidden behind a non-asbestos material which could only be discovered when the non-asbestos material is removed forcibly causing damage.

The survey reports detail specific areas of no access or limited access and asbestos must be presumed to be present in these areas until such time as proven otherwise.

Other general limitations are:

- Asbestos containing fragments to all of the structure including the roof cavity and floor substructure
- Gaskets to internal mechanisms which were not accessible at the time of inspection
- Underground pipe work including conduits, stormwater services and water services
- Cavities beneath the floor and/or in the roof
- In set ceilings or wall cavities.
- Service shafts, ducts etc., concealed within the building structure.
- Voids or internal areas of plant, equipment, air-conditioning ducts etc.
- 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.
- Height restricted areas.
- Building facade fixing brackets;
- Difficult to access void spaces;
- Under carpeted floor coverings in office areas;
- Within internal wall partitioning;

- Behind ceramic wall tiles;
- Inside mechanical/plant equipment;
- Gaskets, mastics and sealants to pipe work, ductwork, mechanical equipment and construction/expansion joints;
- Waterproof roof membranes (where no safe access is available);
- Motor rooms of dumb waiters;
- Lift landing doors;
- Within live electrical switchboard cupboard or backing

It is imperative that these limitations are understood and factored into the planning of any non-routine maintenance works, planned works or refurbishment and demolition works and further investigation be undertaken as necessary by a 'competent' person using destructive survey sampling techniques where applicable.

4.3 Asbestos Identification Signs and Labels

Where *reasonably practicable* labels or warning signage will be applied in areas of confirmed Asbestos Containing Material (ACM). However, it must be noted that not all ACM will have warning signage or labels in place; so, the absence of a sign or label does not indicate that a material or area is asbestos free.

At this worksite signs and labels are present in the following areas:

Individual items of Asbestos: (where practicable)



Signs and labels are used as an additional risk measure to prevent against disturbance to ACM but should not be relied upon and the asbestos register and plans must always be checked prior to working in an area or building.

If individual items have been labelled with warning signs at this worksite then this is recorded in the worksite asbestos register in Appendix D of this document.

4.4 Suspected or Discovered Asbestos Containing Materials

If for any reason a material is encountered that is suspected of containing asbestos during any works that occur, work must stop immediately. Please notify the relevant Management Plan Controllers for this site, and if asbestos/ACM has been disturbed: The Process Flowchart in *Appendix A* should be followed.

4.5 Refurbishment / Demolition / Installation / Non-Routine Maintenance

Any work that will disturb the fabric of the buildings, structures or plant and is not classed as normal maintenance, servicing or repair work needs to be risk assessed for asbestos hazards by a competent person. The information contained within this document and the

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worksite asbestos register may not be adequate for the work to be carried out and further asbestos investigations may be necessary prior to the work being carried out.

5 DECISIONS AND REASONS FOR MANAGING ASBESTOS RISKS

Each item of confirmed or presumed asbestos will be risk assessed and appropriate controls will be put in place to prevent exposure to any person carrying out work at the site.

The risk assessment will comprise a material assessment as per the table below to assess the potential of the material to release fibres and consideration of the location of the material, worker activities in the area and the potential for worker exposure.

The material risk assessment for each identified asbestos containing materials is contained in the worksite asbestos register (**Appendix D**). The table also includes control measures and a date at which removal or remediation should have taken place.

Timescales for Review of Asbestos Containing Materials

Asbestos containing materials that are to be managed in situ will be reinspected on the 'date of reassessment' in the Worksite Asbestos registers. At this point a new date will be set and the planned remediation and timescales will be reviewed in line with any change in the material assessment score.

MATERIAL ASSESSMENT SCORING TABLE

Variable	Score	Example of score variables
Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

Variable	Score	Example of score variables
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Variable	Score	Example of score variables
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.

Risk Score

Score	Potential to Release Fibres
7-9	High
4-6	Medium
1-3	Low

6. ROLES AND RESPONSIBILITIES

It is important that all PCBU's working in this building familiarise themselves with and understand their responsibilities under this AMP to ensure that asbestos related risks are effectively controlled in this building.

In the case of 1B Nile Road, the responsibility of Management Plan Controller is assigned to a Waitemata District Health Board representative as the sole occupier of the building and is generally responsible for arranging any non-routine maintenance works and overseeing contractors on site. For this reason, the WDHB Management Plan Controller is responsible for:

- Ensuring contactors sign off the Asbestos Management Plan and are aware of their responsibilities whilst on site,
- Ad hoc responsibilities listed within Section 6(a) of this document.

Body corporate 134848 is responsible for:

- Overseeing and implementation of the Asbestos Management Plan,
- Updating the plan periodically or as required,
- Undertaking / assigning ad hoc responsibilities as listed in Section 6(a) of this document.

a. Management Plan Controllers

The Management Plan Controllers are responsible for administration and supervision of asbestos-related tasks at the site. They may delegate these tasks to other parties but they are responsible for reviewing to ensure the tasks are carried out.

If ACM are present or thought to be present to a work area, there must be full consultation, information sharing and involvement by employees, workers, contractors and others where appropriate.

The Management Plan Controllers or person acting on their behalf is responsible for ensuring that the following tasks are carried out:

- Maintain the Asbestos Records for the site and ensure that the ACM are regularly re-assessed to ensure the risks of asbestos exposure are monitored;
- Liaise with employees, contractors and maintenance personnel and ensure that **all contractors/staff** whose work may impact on ACM are informed of the presence of asbestos at the site prior to commencing any onsite works;
- Ensure a copy of this AMP is made available to anyone planning any work at the site;
- Ensure asbestos awareness training has been carried out for contractors, site management and other key personnel as necessary;
- Prior to refurbishment or demolition works, ensure materials identified as containing asbestos are safely removed from any proposed work area or appropriately contained so as to prevent accidental damage;
- In the event of remedial works to be carried out, the Management Plan Controllers must ensure that a risk assessment with recommendations are performed by a competent person prior to the asbestos removal / asbestos related work and that the asbestos Removalist takes the risk assessment and recommendations into account when developing the asbestos removal control plan;

- Ensure all occupants, the PCBUs workers and any other person at the workplace and surrounds are informed of all asbestos remedial works and air monitoring results;
- Engage only appropriately licensed Asbestos Removalist to conduct asbestos abatement works;
- Install asbestos warning signage and labels where practical to ensure ACM are not accidentally disturbed;
- Ensure asbestos-related records are maintained with this AMP;
- File all asbestos related documentation on an on-going basis including summaries of asbestos register updates, asbestos removal specifications, contractor asbestos removal control plans, air monitoring and clearance inspection certificates and asbestos waste disposal documents;
- Review this AMP as necessary and at least every 5 years.
- Review any installation / repair (outside of normal maintenance activities / refurbishment works to be carried out at the site for asbestos risk and ensure a refurbishment survey has been undertaken where necessary.
- Review any asbestos removal works to be carried out at the site and ensure an adequate asbestos removal control plan is available prior to works.

b. Tenants of the Buildings

As PCBU's working in the building who are tenants also have responsibilities under this AMP to help control asbestos risk in the building. Tenants in the building must;

- Fully familiarise themselves with the contents of this AMP.
- Make sure all persons under their control working in the building are aware of any ACMS present in areas of the building they will work in and ensure that they know not to disturb any ACM during the course of their work.
- Ensure that any external contractors that need to access the site are provided with a copy of this AMP.
- Not carry out any installation / repair (outside of normal maintenance activities) / refurbishment works in the area of the building under their control without providing full details to the Management Plan Controllers.
- Provide a refurbishment asbestos survey report undertaken by a competent person prior to any installation / repair (outside of normal maintenance activities) / refurbishment works for review by the Management Plan Controllers prior to the works.
- Notify the Management Plan Controllers if any asbestos removal works will be necessary as a result of planned works and provide all necessary documentation for review by the Management Plan Controllers well in advance of the work and during the works.

c. Contractors Working at the Site

All contractors working at the site must ensure the following prior to commencing applicable works;

- They must read this AMP paying particular attention to the Asbestos Register, Plans & Limitations **APPENDIX D**;
- Must not carry out any installation / repair (outside of normal maintenance activities or refurbishment work that will disturb the fabric of the building or that is in areas of limitations noted in Asbestos Register unless this has been properly risk assessed and if necessary is accompanied by a relevant asbestos refurbishment survey.

- Those working at the site shall be responsible for ensuring that works are conducted in accordance with the AMP.
- Contractors must ensure proper safety procedures are followed and works are conducted in accordance with all relevant legislative requirements and best industry practice.
- Must have Asbestos Awareness Training where necessary before working on this site;
- Must notify the management plan controllers immediately of any damage to known or presumed ACM or of any accidental disturbance to ACM.

d. Licensed Asbestos Assessor or Competent Asbestos Surveyor

Licensed Asbestos Assessors are not necessarily competent asbestos surveyors and vice versa, Assessors work on asbestos remediation projects including air monitoring and clearances and surveyors identify asbestos. The Good Practice Guidelines – Conducting Asbestos Surveys 2016 has information on selecting a ‘competent’ asbestos surveyor.

The Management Plan Controllers or person acting on their behalf may appoint a suitably qualified Licensed Asbestos Assessor or Competent Asbestos Surveyor to assist in the following areas:

- Conduct surveys to assess risk involved with proposed works and identify any previously hidden ACM;
- Sample any suspicious materials encountered;
- Provide advice on how to handle any discoveries of ACM or emergency scenarios;
- Develop ‘**Scope of Works**’ documentation for removal of ACM;
- Provide Licensed Asbestos Assessor services during asbestos abatement works (e.g. review of ARCP, witnessing smoke tests, airborne fibre monitoring, clearance inspections); and
- Assist with reviewing the AMP where required.

e. Licensed Asbestos Removalist

The Management Plan Controllers or person acting on their behalf will engage a licensed Asbestos Removalist to conduct all asbestos abatement works where required. The Asbestos Removalist must perform all works in accordance with licensing requirements and standard industry practice.

The Asbestos Removalist must develop a site-specific asbestos removal control plan (ARCP) before commencing any asbestos removal works.

As prescribed by the Regulations only a Class A, Asbestos Removalist can conduct works involving the removal of friable ACM.

Only a removalist with a Class A or Class B license can remove ACM (such as asbestos cement sheeting) in quantities exceeding 10m². The Management Plan Controllers will generally specify an “Class A” contractor for bonded asbestos removal work unless a risk assessment determines otherwise.

The licensed asbestos removalist must;

- Make sure access is restricted to the asbestos removal work area.

- Produce an asbestos removal control plan prior to any works commencing.
- Ensure a competent supervisor is present on site for Class A works or readily available for all other works.
- Ensure all staff utilised are trained to required unit standards and provide evidence of this
- Notify WorkSafe at least 5 days prior to work commencing for any licensed work.
- Stop work if 'leak' or 'background' air monitoring returns a result of $>0.01\text{f/ml}$ and investigate, take necessary actions to prevent exposure and implement controls to ensure the airborne fibre levels remain at $<0.01\text{f/ml}$. If this result is $>0.02\text{f/ml}$ they must notify WorkSafe.
- Display suitable signage.
- Ensure that air monitoring is carried out for all Class A licensed works and where necessary for Class B licensed works.
- Ensure that a clearance certificate is provided for all licensed works in accordance with all applicable legislation and guidance.
- Ensure that all works are conducted in accordance to all applicable legislation and guidance.
- Ensure that all equipment used is adequately maintained and tested.

7 TRAINING

Management Plan Controllers

The Management Plan Controllers or those undertaking tasks on their behalf should have adequate training for the task carried out. The training required for the Management Plan Controllers is:

- Asbestos Awareness Training

Maintenance contractors or contractors

If a person's work may involve them coming into contact with asbestos on the site then they should have adequate training. Only licensed asbestos removalists will be used by Body Corporate 134848 to carry out works requiring a Class A or B license as described in Section 6(e). Works involving a minor disturbance to non-friable ACMS may be carried out by an unlicensed contractor but a full Risk Assessment must be submitted and approved by the Management Plan Controllers demonstrating that appropriate controls are in place to prevent the spread of asbestos. Anyone whose work may involve coming into contact with asbestos should have the following:

- Asbestos Awareness Training

Those working with Asbestos

They will be responsible for providing evidence of suitable training to meet all legislative requirements and guidance. They will also be responsible for providing evidence of Health monitoring and personal exposure assessments for the operatives utilised.

8 REVIEW OF THIS ASBESTOS MANAGEMENT PLAN

An asbestos management plan must be reviewed on a regular basis to assess whether or not it is effective in managing asbestos on a site.

This management plan will be reviewed when any of the following apply:

- Any sort of accidental disturbance or damage is discovered to an ACM
- Further ACM is discovered at the site.
- Organisational restructures.
- Updates to legislation, approved codes of practice or guidance.
- 5 years have passed since the date of last review.

9 DAMAGED ASBESTOS CONTAINING MATERIALS

This outlines the procedure should ACM be disturbed or damaged.

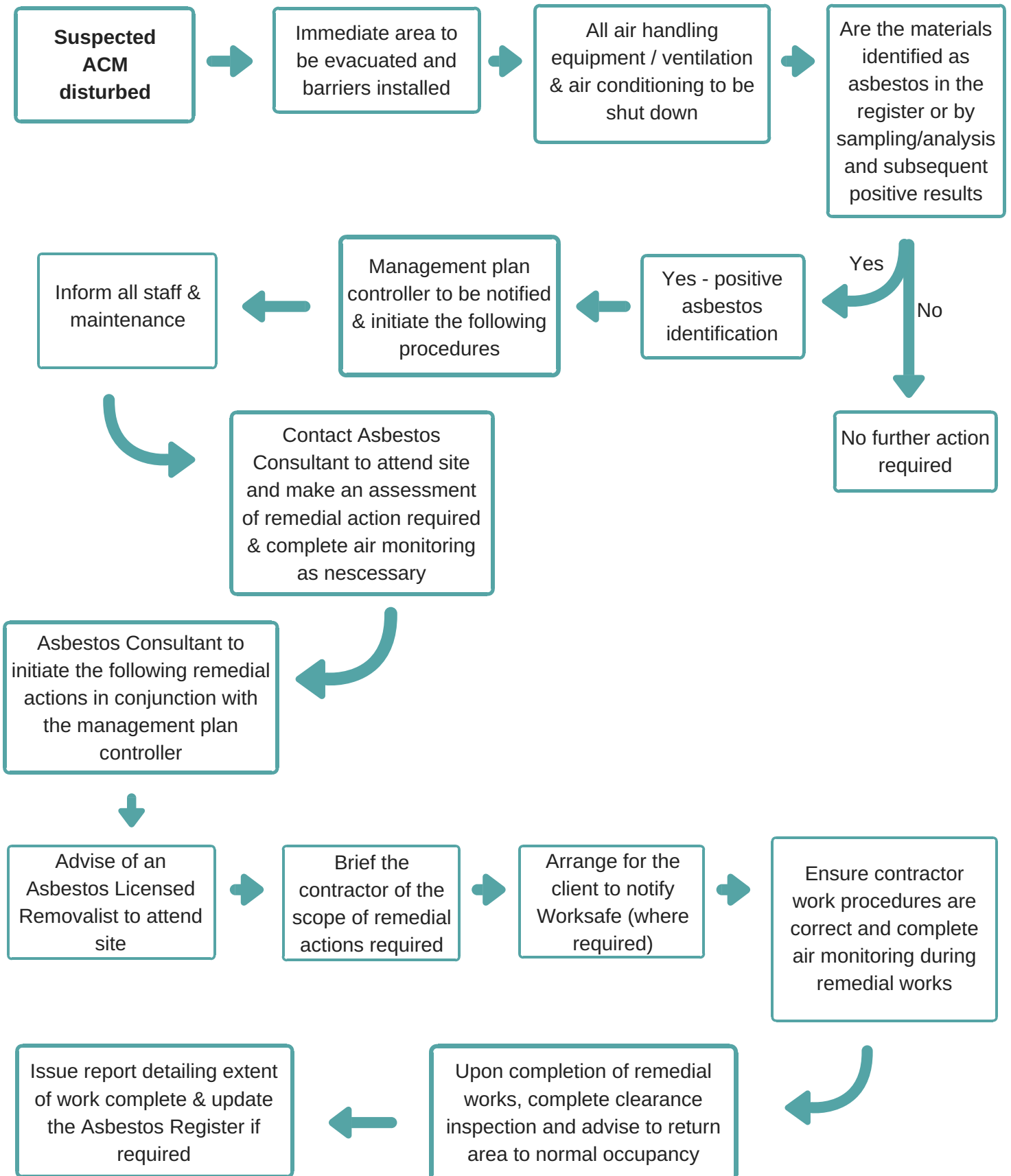
The **Emergency Response Procedure** for damaged asbestos or suspected ACM is detailed in **APPENDIX A**.

Damaged ACM are to be reported to the Management Plan Controllers as soon as possible. The Management Plan Controllers shall instigate the appropriate corrective action and arrange to have the damage assessed if necessary and the materials repaired or removed as required.

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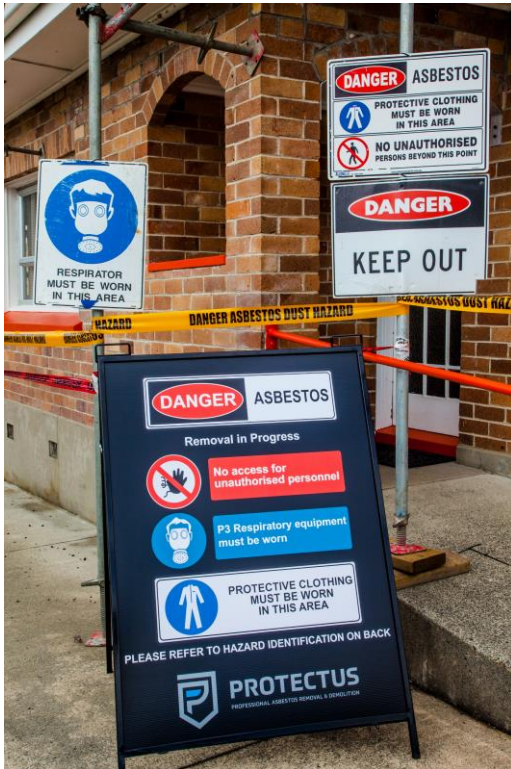
APPENDIX A – ASBESTOS EMERGENCIES.

ASBESTOS DISTURBANCE - EMERGENCY RESPONSE PROCEDURE



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APPENDIX B - ASBESTOS AIR MONITORING AND CLEARANCE REPORTS



REMOVAL CERTIFICATE

1B Nile Road, Milford

Removal scope

This document serves to confirm asbestos removal has been completed by Protectus Ltd.



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Project Details

Scope

Remove and dispose of 8 square metres of asbestos containing cladding.

Client Details

Client	[REDACTED]
Representative Name	
Contact Details	[REDACTED]

Removal Work Details

Asbestos Removal Date (completion)	4/04/2018
Site Address	1B Nile Road, Milford
Asbestos Removal Area(s)	Sub-floor cladding
Name of Licensed Asbestos Removal Supervisor	[REDACTED]
Contact Details	[REDACTED]

Inspection Details

Date of Inspection	04/04/2018
Time of Inspection	530pm
Inspection carried out by	[REDACTED]

Asbestos Removal Paperwork

A copy of the Asbestos Removal Control Plan was submitted to the client
The WorkSafe NZ notification form was submitted and was sent to the client

Asbestos Removal Area

Visual Inspection

Inspection of the specific removal area found no visible asbestos remaining, after completion of the asbestos removal works. Yes No

Can the area be reoccupied? Yes No

Limitations

This document serves only to confirm that removal was completed by Protectus. This document is NOT a formal clearance certificate. As the job was under 10 metres squared and also non-friable, there is no need for an independent clearance certificate.

Waste Management

Waste was contained on site in lined waste carrying trucks/trailers. The waste was disposed of at RedVale weighbridge. Weighbridge receipts may be supplied by Protectus Ltd on request.

Removal Declaration

I [REDACTED] declare that:

- As far as can be determined from this removal inspection, the asbestos removal area does not pose a risk to Health and Safety from exposure to asbestos.

Name of Asbestos Removal works Supervisor: [REDACTED]



PROTECTUS
PROFESSIONAL ASBESTOS REMOVAL & DEMOLITION

APPENDIX C - EXTERNAL CONTRACTORS ATTENDING SITE

The following will apply to all 3rd Party Contractors and Maintenance Personnel attending site.

All contractors will be required to provide appropriate documentation including Risk Assessments before attending site.

All contractors and maintenance personnel visiting the site must report to; [REDACTED] for works within and surrounding 1A Nile Road and to the Ground Floor Reception for works within and surrounding 1B Nile Road prior to any works commencing.

All contractors will be required to review this AMP, specifically the Asbestos Registers, Plans and Limitations to the survey report (**Appendix D**) in order to assess the areas of the site that are known to contain ACM.

No work is permitted to be carried out on Asbestos Containing Materials by Non-licensed Contractors with no formally approved Risk Assessment reviewed by the Management Plan Controllers.

Any non-routine maintenance, repair, installation or refurbishment work **must not** be carried out unless the work has been fully risk assessed by a competent person and a refurbishment survey has been carried out prior to works commencing.

During normal routine maintenance work, external contractors and other personnel must report any residual, deteriorating or damaged ACM (or suspected ACM) to the Management Plan Controller as soon as possible so that the appropriate corrective action can be initiated.


Prior to starting work the contractor will be required to sign off on the Contractor sign off sheet below to confirm that their responsibilities under this plan are understood and that the asbestos register, drawings and limitations to the survey report have been reviewed.


IMPORTANT – DO NOT START WORK IF YOU ARE UNSURE OF ANYTHING IN THIS PLAN OR UNSURE THAT YOU HAVE MET THE REQUIREMENTS TO CARRY OUT WORK / RESPONSIBILITIES UNDER THIS PLAN. CONTACT THE MANAGEMENT PLAN CONTROLLERS WITH ANY QUERIES.

APPENDIX D – WORKSITE ASBESTOS REGISTER, CONTROLS, DRAWINGS AND LIMITATIONS

WORKSITE ASBESTOS REGISTER – 1a and 1b Nile Road


Risk assessment score for the material - i.e. how likely the material is to release fibres. The higher the number the greater the risk. Accessibility: to the material for general occupants - E = Easy, M = Moderate, D = Difficult Date of re-assessment = next date due


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Example photo
					Product	Extent of Damage	Treatment	Surface			
012	All	1A Nile Road - Pipework, equipment, machinery & tanks throughout the building	Gaskets	N/a	2	1	1	4	D	Not possible to label	
Control Measures		All gaskets are to be presumed to contain asbestos and be left undisturbed unless it can be confirmed that they do not contain asbestos.									
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.									
Reason for decision		Increased risk of exposure during removal. Low risk of exposure when the gaskets are fully intact and inserted between mating surfaces which restricts access to workers.									
Date of Re-Assessment		N/a	Remediation time scale		As required.						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Example photo
					Product	Extent of Damage	Treatment	Surface			
013	All	1A Nile Road - Throughout the building to ducting, equipment, machinery, building structure and windows - see executive summary	Mastics, Putty & Sealants	N/a	1	0	0	1	D	Not possible to label	
Control Measures		All mastics, putties and sealants are to be presumed to contain asbestos and be left undisturbed unless it can be confirmed that they do not contain asbestos.									
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.									
Reason for decision		Very low exposure risk in situ due to the material type (hardness or flexibility).									
Date of Re-Assessment		N/a	Remediation time scale		As required						

WORKSITE ASBESTOS REGISTER – 1a and 1b Nile Road


Risk assessment score for the material - i.e. how likely the material is to release fibres. The higher the number the greater the risk. Accessibility: to the material for general occupants - E = Easy, M = Moderate, D = Difficult Date of re-assessment = next date due


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Example photo
					Product	Extent of Damage	Treatment	Surface			
014	All	1A Nile Road - Throughout the building to walls and ceiling	Plaster finishes and GIB stopping compounds	N/a	1	0	1	2	D	Not possible to label	
Control Measures		Presumed to contain asbestos unless proven otherwise - do not carry out any work that would cause disturbance to these materials without testing.									
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.									
Reason for decision		Low risk of exposure to workers when material is in good condition as fibres are bound in hard plaster.									
Date of Re-Assessment		N/a	Remediation time scale		As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Item actual photo
					Product	Extent of Damage	Treatment	Surface			
009	Ext.	1A & 1B Nile Road - Cladding and Debris Underneath Rear Walkway	Fibre Cement	8sqm	1	2	1	4	D	Not Labelled	
Control Measures		Item Removed									
Planned Removal / Remediation		Item Removed									
Reason for decision		Item Removed									
Date of Re-Assessment		N/a	Remediation time scale		Removed – 4 th April 2018						

WORKSITE ASBESTOS REGISTER – 1a and 1b Nile Road

Risk assessment score for the material - i.e. how likely the material is to release fibres. The higher the number the greater the risk. Accessibility: to the material for general occupants - E = Easy, M = Moderate, D = Difficult Date of re-assessment = next date due

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Item actual photo
					Product	Extent of Damage	Treatment	Surface			
010	Grnd	1A Nile Road - Toilets and Kitchen – Covering to Ceilings	Textured Coating	20sqm	1	1	1	3	M	Not Labelled	
Control Measures		Monitor the Materials Condition – do not disturb the material.									
Planned Removal / Remediation		Remove using a Class A Licensed Asbestos Removal Contractor Prior to Any Works that May Cause a Disturbance.									
Reason for decision		The material presents a low risk of worker exposure in its current condition but may release airborne fibres easily if disturbed during any planned works to the area.									
Date of Re-Assessment		23 rd March 2019	Remediation time scale		As required						

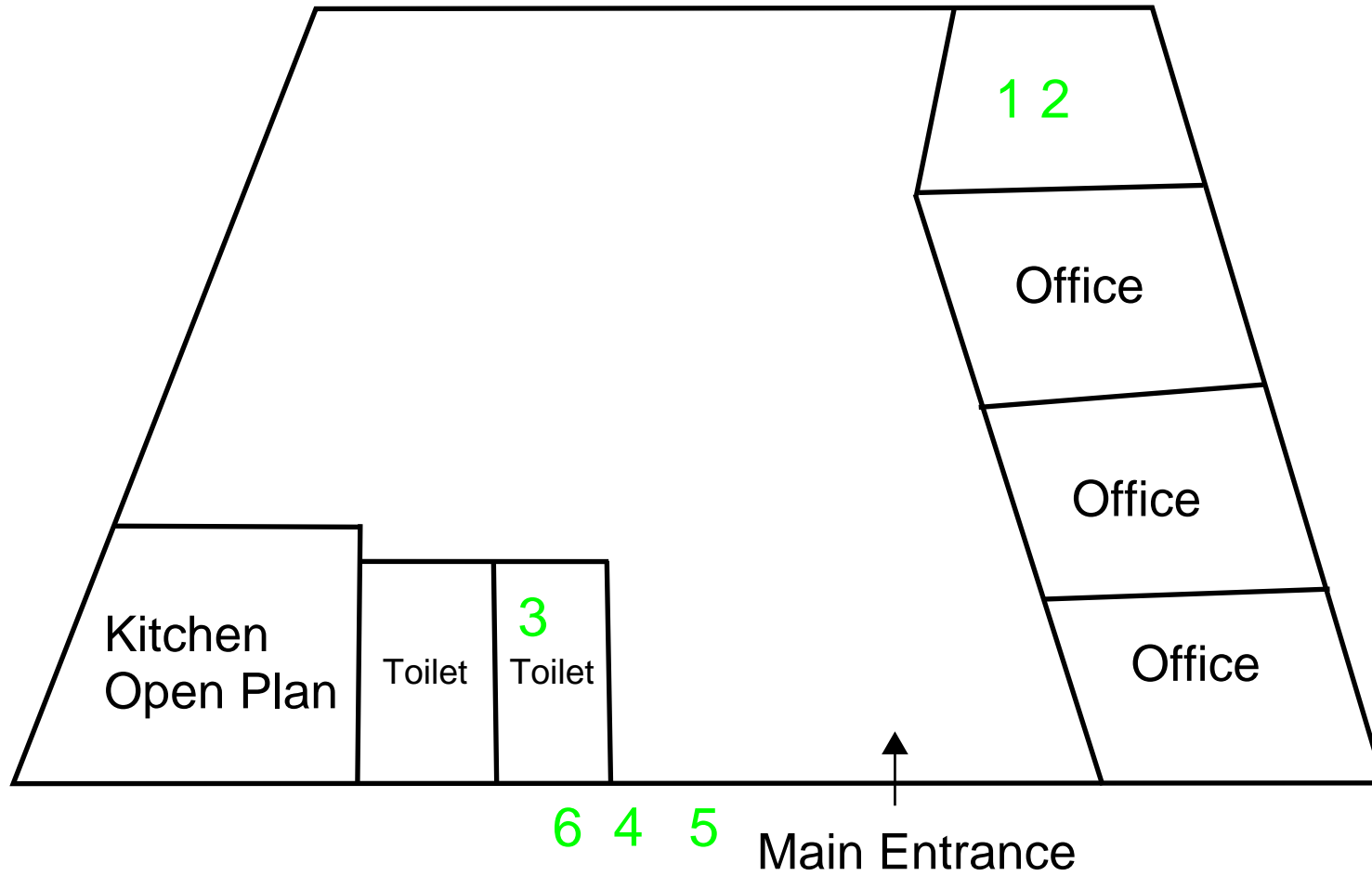
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Item Photo
					Product	Extent of Damage	Treatment	Surface			
011	Grnd	1A Nile Road - Throughout all Office and Other Room Ceilings in Ceiling Void	Textured Coating	160sq m	1	1	1	3	M	Not Labelled	
Control Measures		Monitor the Materials Condition – do not disturb the material. Area only partially accessed therefore entry must be risk assessed to determine whether any additional control measures are required.									
Planned Removal / Remediation		Remove using a Class A Licensed Asbestos Removal Contractor Prior to Any Works that May Cause a Disturbance.									
Reason for decision		The material presents a low risk of worker exposure in its current condition but may release airborne fibres easily if disturbed during any planned works to the area.									
Date of Re-Assessment		23 rd March 2019	Remediation time scale		As required						

WORKSITE ASBESTOS REGISTER – 1A NILE ROAD - SPECIFIC AREAS OF SURVEY LIMITATIONS	
Area	No Access / Limited Access Comments
Behind power board	No safe access available
Rooftop	No safe access available
Above building paper	No access without damaging the material
Ground floor ceiling voids	High ceilings, very small ceiling voids and textured coating present – unable to fully access without risking damaging the textured coating material.
Internal roof materials	High materials making safe access to all materials impossible

WORKSITE ASBESTOS REGISTER – 1B NILE ROAD - SPECIFIC AREAS OF SURVEY LIMITATIONS	
Area	No Access / Limited Access Comments
	All areas accessed

IN AREAS OF NO OR LIMITED ACCESS ASBESTOS CONTAINING MATERIALS COULD BE PRESENT, THIS MUST BE TAKEN INTO ACCOUNT WHEN PLANNING ANY WORK IN THE ABOVE MENTIONED AREAS – FOR MORE INFORMATION SEE SECTION 4.2.

1A Nile Road



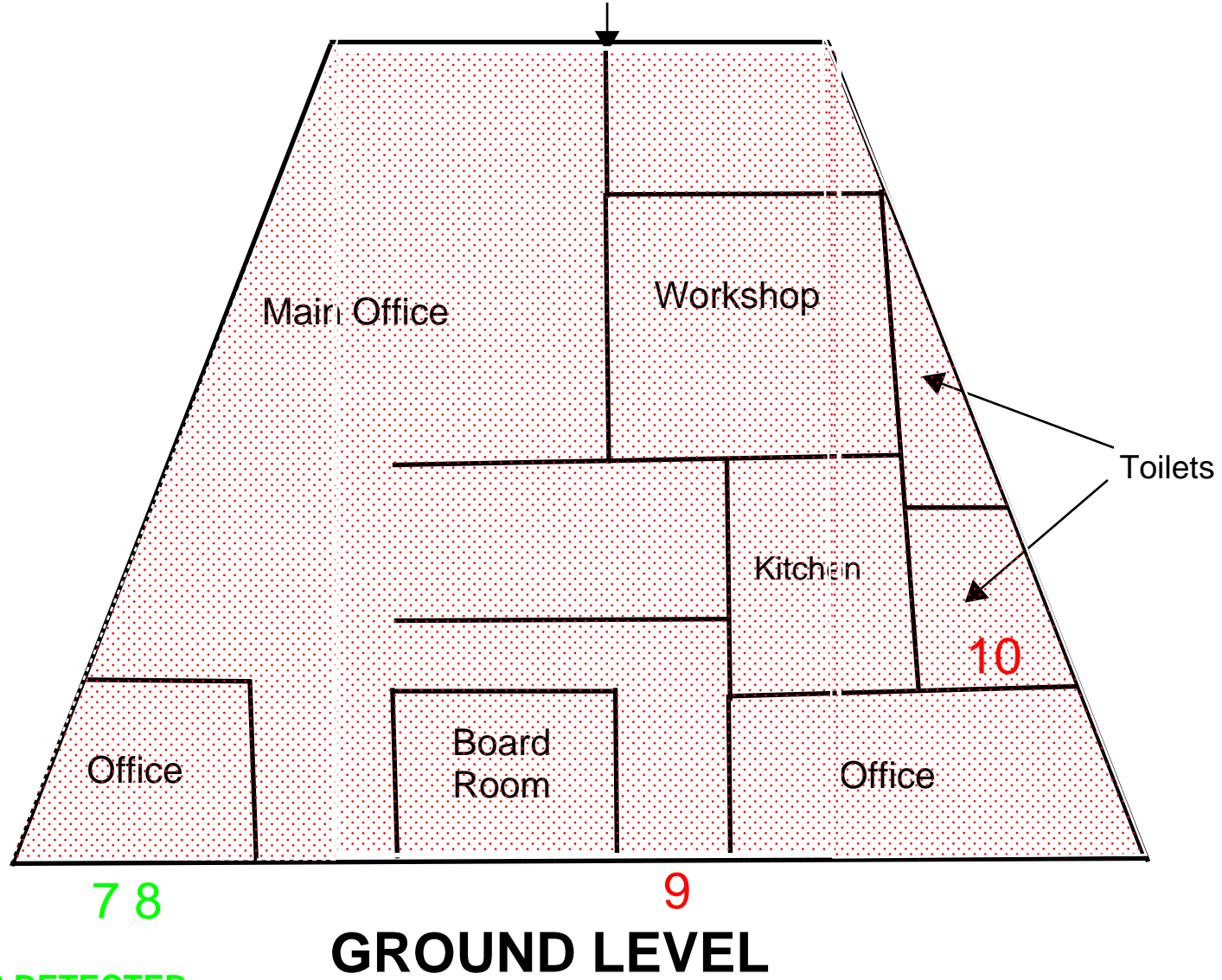
KEY:

ITEM# ASBESTOS IDENTIFIED

ITEM# NO ASBESTOS IDENTIFIED

LEVEL 1

MAIN ENTRANCE

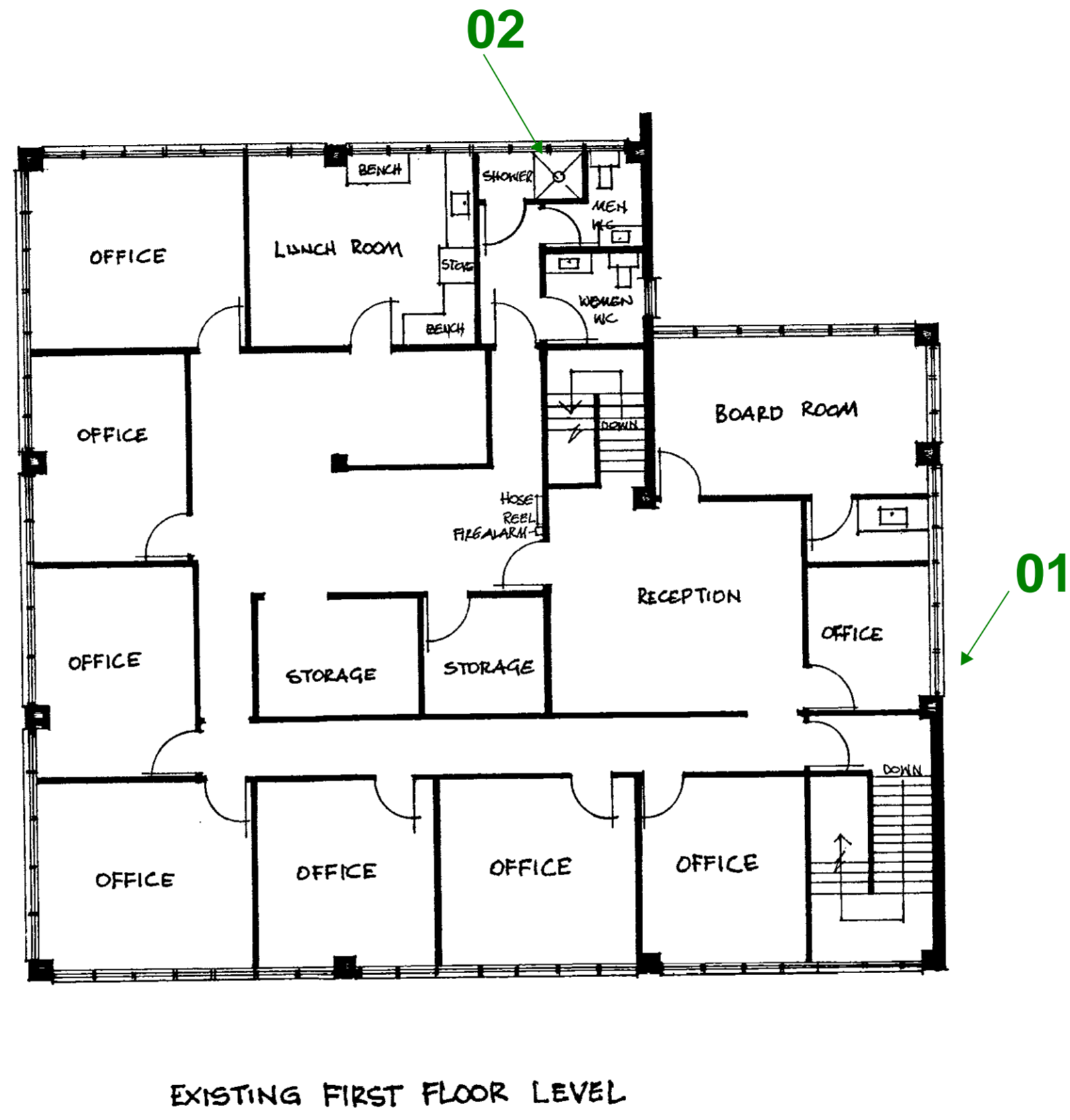
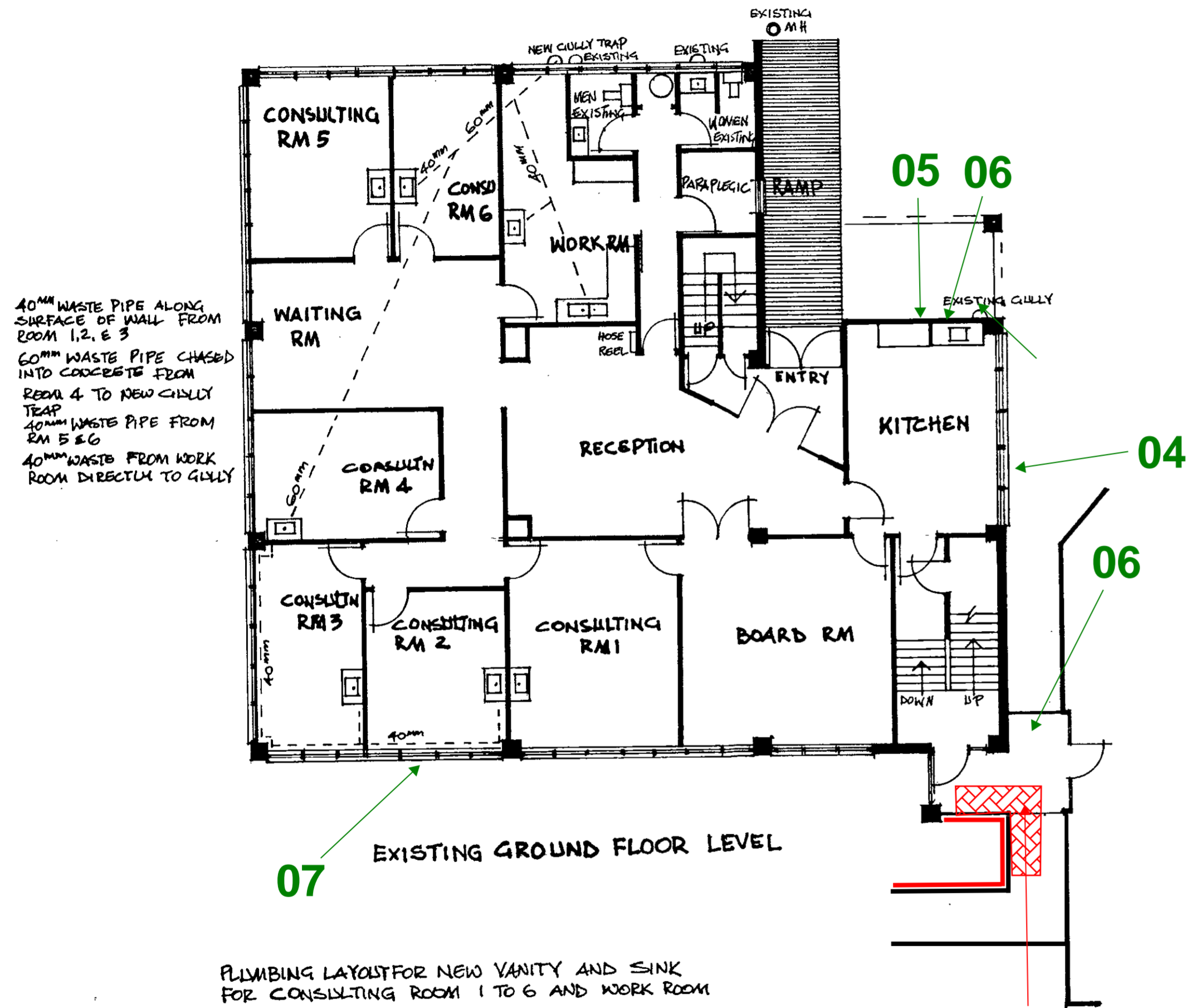


KEYS


ITEM# NO ASBESTOS DETECTED

ITEM# ASBESTOS DETECTED

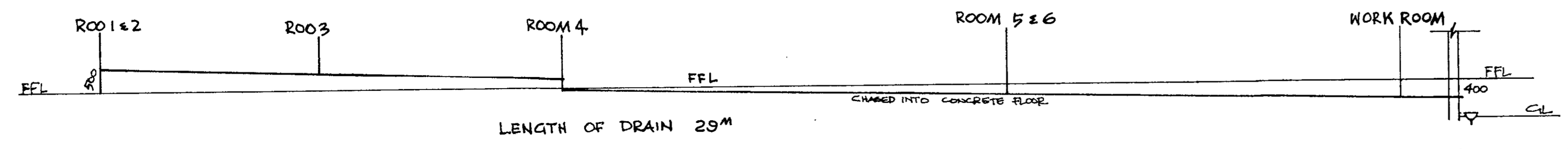
 EXTENT OF TEXTURED COATING



KEY:

- XX** = CONFIRMED OR PRESUMED ASBESTOS ITEM
- XX** = NO ASBESTOS DETECTED ITEM
- = FIBRE CEMENT CLADDING
-  = FIBRE CEMENT DEBRIS UNDER STEPS

03 (Removed 4th April 2018)



PN-133717

DRAWN-SIONE PH098324357	PROPOSED DOCTORS SURGERY GROUND FLOOR LEVEL - 1 NILES ROAD - MILFORD - FOR PASIFIKA INTEGRATED HEALTHCARE LTD	PLUMBING PLAN		1-1
		SCALE - 1:100, 1:75	DATE - 12/03/07	