

BC90898 (Radio New Zealand House)

Site Specific Asbestos Management Plan

**155 The Terrace, Wellington Central,
Wellington 6011**



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

Sam Hooper of The Wellington Company (*Management Plan Controller*):
[sam.hooper@twc.co.nz / 021 198 3263]

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
21/07/2021	0	First draft for comment

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

Quality Control	Name	Date
Prepared by:	Alex Jones & Jebbie Miles	21/07/2020
Authorised by:		
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 The Wellington Company 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.

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4 IDENTIFICATION OF ASBESTOS OR ACM

The Wellington Company has engaged a competent asbestos surveyor (*as defined in the Good Practice Guidelines – Conducting Asbestos Surveys 2016*) on behalf of BC90898 (Radio NZ House) to carry out a 'management' asbestos survey 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;

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- 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 Wellington Company Management Plan Controller 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 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.

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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.

a. Management Plan Controller

The Management Plan Controller is 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 Controller 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 Controller 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.

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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 Controller.
- 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 Controller prior to the works.
- Notify the Management Plan Controller 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 Controller 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 controller 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 Controller or person acting on their behalf may appoint a suitably qualified Licensed Asbestos Assessor or Competent Asbestos Surveyor to assist in the following areas:

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- 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 Controller 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 Controller 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 >0.01f/ml and investigate, take necessary actions to prevent exposure and implement controls to ensure the airborne fibre levels remain at <0.01f/ml. If this result is >0.02f/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 Controller

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

- Asbestos Awareness Training (minimum)
- BOHS IP405 – Managing Asbestos in Buildings in consideration for Management Plan Controller (preferred, in conjunction with above)

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 The Wellington Company 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 Controller demonstrating that appropriate controls are in place to prevent the spread of asbestos. Anyone whose work will may involve coming into contact with asbestos should have the following:

- Asbestos Awareness Training

Those working with Asbestos

The Wellington Company 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.

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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**.

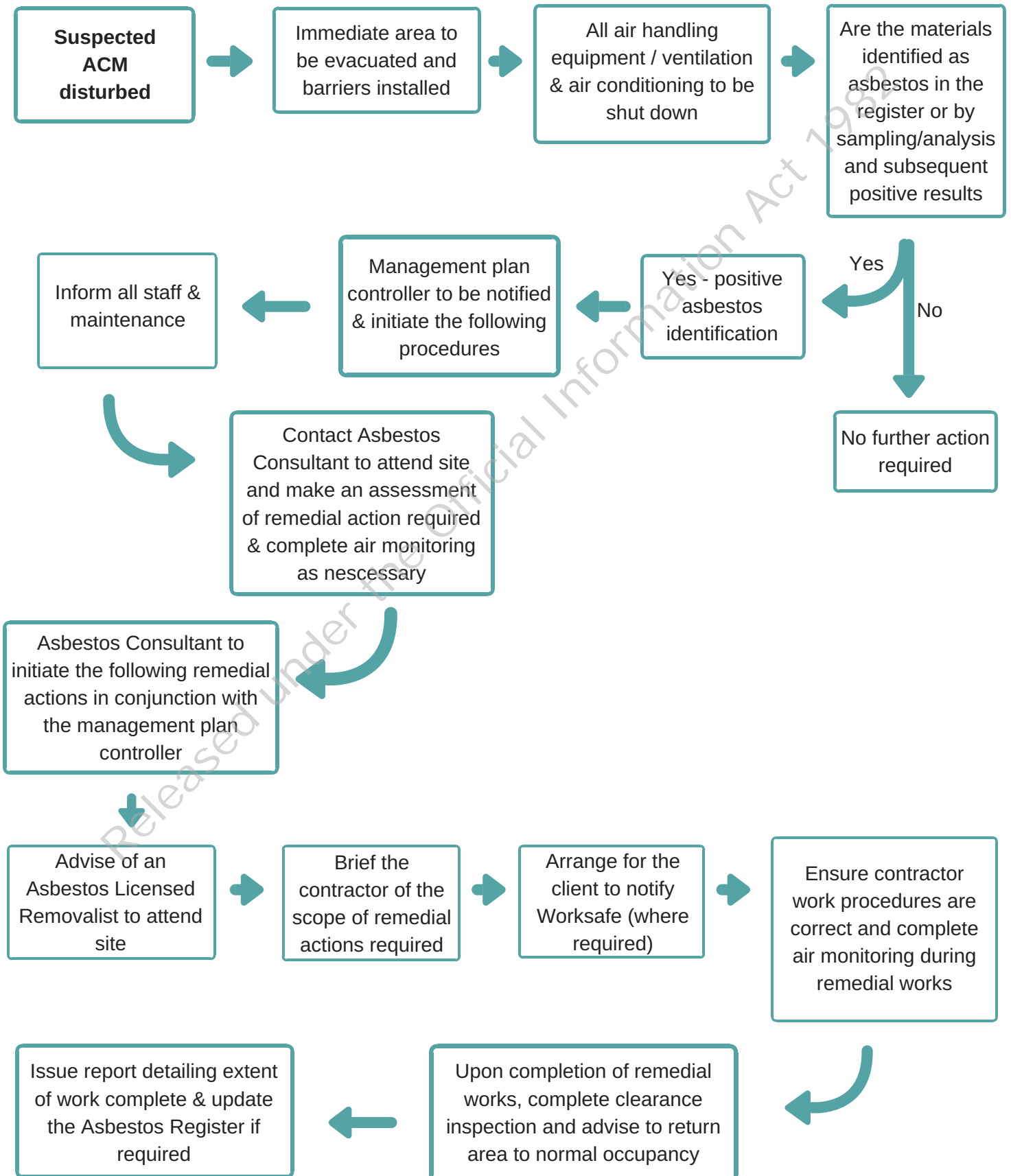
Damaged ACM are to be reported to the Management Plan Controller as soon as possible. The Management Plan Controller shall instigate the appropriate corrective action and arrange to have the damage assessed if necessary and the materials repaired or removed as required.

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APPENDIX A – ASBESTOS EMERGENCIES.

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ASBESTOS DISTURBANCE - EMERGENCY RESPONSE PROCEDURE



**APPENDIX B - ASBESTOS AIR MONITORING, CLEARANCE
REPORTS & OTHER REPORTS**

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**Accurate
Consulting Ltd**

ASBESTOS FIBRE AIR MONITORING

**Radio New Zealand House
155 The Terrace
P O Box 123
Wellington 6140**



PREPARED FOR The Wellington Company Limited

REF – AC2478


REPORTED BY Alex Jones		21 June 2021
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1 STATEMENT OF LIMITATIONS

This report has been prepared in accordance with the agreement between The Wellington Company Limited and Accurate Consulting Limited.

All works were undertaken in accordance with the Accurate Consulting Terms and Conditions and General Estimate Conditions.

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 is solely for the use of the Client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses.

This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Accurate Consulting Limited.

Whilst all due care is taken any information within this report that has relied on information from previous assessments made by others including visual inspections, laboratory testing and overall methodologies cannot be guaranteed for its accuracy or competency by Accurate Consulting Limited.

All measurements presented in this document are approximate and should not be solely relied on as a definitive representation of conditions of the site.

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2 EXECUTIVE SUMMARY

2.1 Introduction

Alex Jones of Accurate Consulting attended site at Radio New Zealand House, 155 The Terrace, P O Box 123, Wellington 6140 to undertake asbestos airborne fibre monitoring during a reassurance air test to the HVAC systems.

Airborne fibre monitoring was conducted in accordance with:

Accurate Consulting IANZ Accreditation for Air Sampling & Analysis.

Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (April 2005)].

In-house procedure – Section 15 Air Monitoring

In-house procedure – Section 17 Estimating Airborne Fibre Concentrations

In-house procedure – Section 18 Reporting of Results

Further information is provided in the following Appendices:

Appendix A – Asbestos Airborne Fibre Concentration Certificates.

Appendix B - Explanatory Notes on the Air Monitoring.

2.2 Results of the Asbestos Airborne Fibre Monitoring

Air Monitoring results undertaken were calculated at less than 0.01 fibre/ml of air (i.e. less than the detection limit of the Membrane Filter Method) and consistent with normal background concentrations.

APPENDIX A ASBESTOS AIR MONITORING

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Accurate Consulting Ltd

Level 1, 47A Mt Wellington Highway, Mt Wellington, Auckland 1060

P: (09) 574 5883 W: www.accurateconsulting.co.nz



AIRBORNE FIBRE CONCENTRATION CERTIFICATE

Job N° AC2478 20210621 Sampled by Accurate Consulting
Date Received 21 June 2021 Date Reported 25 June 2021
Sampling Date 21 June 2021 Date of Analysis 22 June 2021
Client The Wellington Company Limited Client Reference AC2478
Attention: Sam Hooper Site Radio New Zealand House, 155 The Terrace, P O Box 123, Wellington 6140
Client Address The Wellington Company Limited, Level 12, BNZ Trust House, 50 Manners Street, Wellington

Lab Reference	Location	Air Monitoring Type	Time (mins)			Flow rate (L/min)			Fibre count	Fibres/ml
			Start	End	Total	Start	End	Avg		
A18226	Within HVAC room at top of plumbing riser level 14	Control	17:40	19:41	121	3.5	3.5	3.5	0.0	<0.01
A18227	Within room housing main HVAC level 14	Control	17:42	19:42	120	3.5	3.5	3.5	0.0	<0.01
A18228	Foyer adjacent to lift entrance level 14	Control	17:43	19:44	121	3.5	3.5	3.5	0.0	<0.01
A18229	Main room level 14	Control	17:43	19:47	124	3.5	3.5	3.5	0.0	<0.01
A18230	Under Air Condition Level 8	Control	17:52	19:53	121	3.5	3.5	3.5	0.0	<0.01
A18231	Level 12 below air vent in foyer	Control	18:19	20:19	120	3.5	3.5	3.5	0.0	<0.01
A18232	Level 11 Obstetrics below air vent	Control	18:21	20:23	122	3.5	3.5	3.5	0.0	<0.01
A18233	Level 1 Alpha Recruitment below air vent	Control	18:28	20:28	120	3.5	3.5	3.5	0.0	<0.01
A18234	Return Air chamber in sub-basement	Control	18:37	20:36	119	3.5	3.5	3.5	1.0	<0.01
A18235	Supply air chamber in sub-basement	Control	18:39	20:38	119	3.5	3.5	3.5	2.0	<0.01
A18236	Adjacent air chambers within plant room in sub-basement	Control	18:41	20:42	121	3.5	3.5	3.5	0.0	<0.01

Test Methods

Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (April 2005)].

In-house procedure – Section 15 Procedure Air Monitoring

In-house procedure – Section 17 Estimating Airborne Fibre Concentrations

In-house procedure – Section 18 Reporting of Results



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Analyst Alex Jones

Signatory Alex Jones

Fibre count results (fibres/100 fields).

End of Report

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APPENDIX B ANALYTICAL REPORT EXPLANATORY NOTES

AIR MONITORING ANALYTICAL REPORT EXPLANATORY NOTES

The analysis contained in the report has been produced as a result of the air-sampling undertaken and subsequent laboratory analysis by the designated laboratory.

The air-sampling has been undertaken by an experienced Licensed Asbestos Assessor/Competent Person licensed by WorkSafe New Zealand where applicable.

Air-sampling has been undertaken in accordance with the *NOHSC: 3003 (2005)] – Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2ND Edition* and the consultant's professional assessment of the premises being sampled.

Each air-pump collects random airborne fibres onto a filter over a period of time which is forwarded to the laboratory for analysis.

"Fibres" are defined by the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)]* as all particles having the following dimensions:

- Length greater than 5 micrometers.
- Width less than 3 micrometers.
- Length to width ratio greater than 3:1.
- Which does not appear to touch any particle with a maximum dimension of greater than 3 micrometers.

Particles complying with this definition are to be considered as asbestos fibres and counted as such, thus ensuring that underestimates of exposure are minimised. This introduces limitations in mixed dust situations or where acicular particles e.g., talc or gypsum, are present.

Results obtained are respirable fibres and are usually expressed as fibres counted per 100 fields of view and as fibres per millilitre of air sampled (f/ml). A result of less than 10 fibres per 100 fields of view is reported as <0.01 f/ml. This figure is dependent upon the volume of air sampled. A result of up to 10 fibres per 100 fields or 0.01 f/ml is considered to be the normal background level.

At the laboratory, the filters are analysed and the fibres are sized and counted. The concentration expressed as fibres per millilitre of air is calculated using the fibre counts, field counts, volume sampled and microscope instrumentation.

If in the results attached, the outcome is less than 0.01 fibres/ml this is the lowest detectable limit in accordance with the Membrane Filter Method in the areas tested, at the time of testing.

At 0.01 fibres/ml, the result is ten times below the airborne contamination standard for asbestos in accordance with Regulation 4 of *The Health & Safety at Work (Asbestos) Regulations 2016* which is an average concentration over any eight-hour period of 0.1 Asbestos fibres per milliliter of air.

The key results must be provided in a results table, which typically has the following fields:

- **The Lab-Id, Sample or slide number**, etc. – the reference number which uniquely identifies the particular sample.
- **The Locations sampled** – the locations within the site where the air-monitoring pumps were located.
- **Time On & Time Off** – The period during which sampling occurred.
- **Flow/Millilitre/Minute** – Flow rate through the air-monitoring pump.
- **Fibres** – fibres detected per 100 fields (note fibres not necessarily asbestos)

- **Fields** – Typically 100 fields as a segment of the air-pump filter. This field sometimes combined on the form with the prior field, such as Fibres/Fields).
- **Fibre Concentration or fibres/millilitre (f/mL)** – the **key** result field which is explained above.

End of Report

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Ref: AC2497
13th July 2021

Att. Sam Hooper of The Wellington Company

BC90898 (Radio NZ House)
Radio NZ House
155 The Terrace
PO Box 123
Wellington 6140

Dear Sam,

Asbestos dust sampling within ceiling spaces on floors 5 to 10 following the identification of Asbestos Insulating Board (AIB) panels in medium to low condition.

1. Introduction

On 13th July 2021 Alex Jones and Jebbie Miles of Accurate Consulting Ltd were instructed by LINZ and agreed by TWC to attend the above site to undertake dust sampling within the ceiling voids adjacent the AIB panels identified to the core of the building.

2. Methodology

The areas inspected were done so in a methodical, systematic manor, taking dust samples within 2 meters of the AIB panels and then working outwards in 2-meter intervals, taking a total of three samples directly adjacent to the panels. Samples were also collected from 2 meters either side of the panels.

Personal air monitoring was also conducted during the above sampling to assess the risk of exposure whilst undertaking the activity in proximity of the AIB in the ceiling void.

Air monitoring results were less than the exposure limit of 0.1f/ml and background levels of 0.01f/ml. Results of the Air Monitoring can be found in Appendix B.

3. Results

All samples tested negative for asbestos, these items have been detailed below.

All samples tested negative for asbestos and therefore the initial recommendation within the management survey document of access being restricted to the localised areas within the ceiling spaces around the AIB Panels should be adhered to.

Plans detailing the locations of samples taken can be found in **Appendix A**.

Please see Air Monitoring Certificate explanatory notes below:

AIR MONITORING ANALYTICAL REPORT EXPLANATORY NOTES

The analysis contained in the report has been produced as a result of the air-sampling undertaken and subsequent laboratory analysis by the designated laboratory.

The air-sampling has been undertaken by an experienced Licensed Asbestos Assessor/Competent Person licensed by WorkSafe New Zealand where applicable.

Air-sampling has been undertaken in accordance with the *NOHSC: 3003 (2005)] – Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2ND Edition* and the consultant's professional assessment of the premises being sampled.

Each air-pump collects random airborne fibres onto a filter over a period of time which is forwarded to the laboratory for analysis.

"Fibres" are defined by the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)]* as all particles having the following dimensions:

- Length greater than 5 micrometers.
- Width less than 3 micrometers.
- Length to width ratio greater than 3:1.
- Which does not appear to touch any particle with a maximum dimension of greater than 3 micrometers.

Particles complying with this definition are to be considered as asbestos fibres and counted as such, thus ensuring that underestimates of exposure are minimised. This introduces limitations in mixed dust situations or where acicular particles e.g., talc or gypsum, are present.

Results obtained are respirable fibres and are usually expressed as fibres counted per 100 fields of view and as fibres per millilitre of air sampled (f/ml). A result of less than 10 fibres per 100 fields of view is reported as <0.01 f/ml. This figure is dependent upon the volume of air sampled. A result of up to 10 fibres per 100 fields or 0.01 f/ml is considered to be the normal background level.

At the laboratory, the filters are analysed and the fibres are sized and counted. The concentration expressed as fibres per millilitre of air is calculated using the fibre counts, field counts, volume sampled and microscope instrumentation.

If in the results attached, the outcome is less than 0.01 fibres/ml this is the lowest detectable limit in accordance with the Membrane Filter Method in the areas tested, at the time of testing.

At 0.01 fibres/ml, the result is ten times below the airborne contamination standard for asbestos in accordance with Regulation 4 of *The Health & Safety at Work (Asbestos) Regulations 2016* which is an average concentration over any eight-hour period of 0.1 Asbestos fibres per milliliter of air.

The key results must be provided in a results table, which typically has the following fields:

- **The Lab-Id, Sample or slide number**, etc. – the reference number which uniquely identifies the particular sample.
- **The Locations sampled** – the locations within the site where the air-monitoring pumps were located.
- **Time On & Time Off** – The period during which sampling occurred.
- **Flow/Millilitre/Minute** – Flow rate through the air-monitoring pump.
- **Fibres** – fibres detected per 100 fields (note fibres not necessarily asbestos)

- **Fields** – Typically 100 fields as a segment of the air-pump filter. This field sometimes combined on the form with the prior field, such as Fibres/Fields).
- **Fibre Concentration or fibres/millilitre (f/mL)** – the **key** result field which is explained above.

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Results summary

Following analysis by an independent IANZ accredited laboratory, Accurate Consulting can confirm that the following results:

Laboratory Reference	Sample No.	Location	Result
21-30956-1	1	Level 5 - 1	NAD
21-30956-2	2	Level 5 - 2	NAD
21-30956-3	3	Level 5 - 3	NAD
21-30956-4	4	Level 5 - 4	NAD
21-30956-5	5	Level 5 - 5	NAD
21-30956-6	6	Level 6 - 1	NAD
21-30956-7	7	Level 6 - 2	NAD
21-30956-8	8	Level 6 - 3	NAD
21-30956-9	9	Level 6 - 4	NAD
21-30956-10	10	Level 6 - 5	NAD
21-30956-11	11	Level 7 - 1	NAD
21-30956-12	12	Level 7 - 2	NAD
21-30956-13	13	Level 7 - 3	NAD
21-30956-14	14	Level 7 - 4	NAD
21-30956-15	15	Level 7 - 5	NAD
21-30956-16	16	Level 8 - 1	NAD
21-30956-17	17	Level 8 - 2	NAD
21-30956-18	18	Level 8 - 3	NAD
21-30956-19	19	Level 8 - 4	NAD
21-30956-20	20	Level 8 - 5	NAD
21-30956-21	21	Level 9 - 1	NAD
21-30956-22	22	Level 9 - 2	NAD
21-30956-23	23	Level 9 - 3	NAD
21-30956-24	24	Level 9 - 4	NAD
21-30956-25	25	Level 9 - 5	NAD
21-30956-26	26	Level 10 - 1	NAD
21-30956-27	27	Level 10 - 2	NAD
21-30956-28	28	Level 10 - 3	NAD

The IANZ Accredited laboratory certificate has been attached in **Appendix B**.

Please do not hesitate to get in touch if you have any questions regarding the information above.

Yours sincerely

Alex Jones

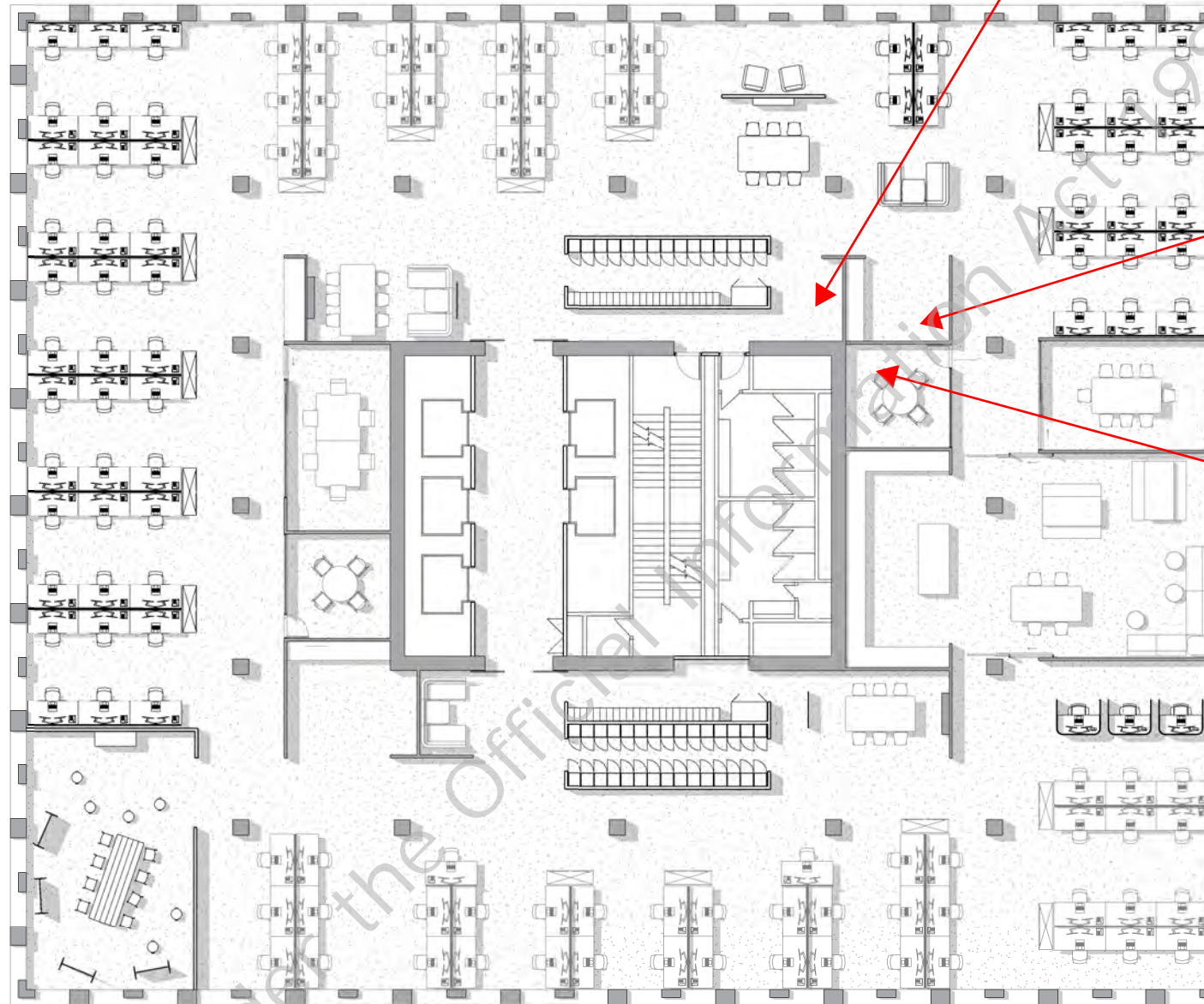
Asbestos Consultant, Accurate Consulting Limited

APPENDIX A PLANS

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AC2497 Sample location plan - Dust sampling following identification of AIB in ceiling voids

GENERAL LEGEND:	
RM-NAME	ALLOCATED ROOM NUMBER
RM#	
SOM	
	OUT OF SCOPE
	BASE BUILDING / EXISTING WALLS
	EXISTING GLAZED WALLS



21-30956-27

21-30956-26

21-30956-28

1 LEVEL 10 (User)
1:100



Level 24, 188 Quay Street
Auckland 1010, New Zealand
+64 9 903 4300
www.unispace.com

Think Create Make

Key Plan:

General Notes:

All work to be carried out in accordance with the New Zealand Building Code, all Local Regulations, relevant New Zealand Standards, Local Electricity, Water Regulations, Industry Codes of Practice and all other relevant Authorities concerned. All work to be carried out in a professional & workmanship like manner according to the plans & specification. Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work, all dimensions & levels are subject to final survey and set-out. This drawing & design is the property of the design group nominated on this sheet and should not be reproduced either in part or whole without the written consent of this firm.

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Consultants:

Revisions:

No.	DESCRIPTION

DATE	INITIALS

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Wellington



Title:

**GENERAL
ARRANGEMENT
PLAN - LEVEL 10**

Status:

ISSUED FOR CONS

Drawn By:	Author	Checked By:	Checker
Scale: AT A1	1:100	Date:	01/12/20

Project Number: **AKL-00538**

Drawing Number: **IA-102** Revision:

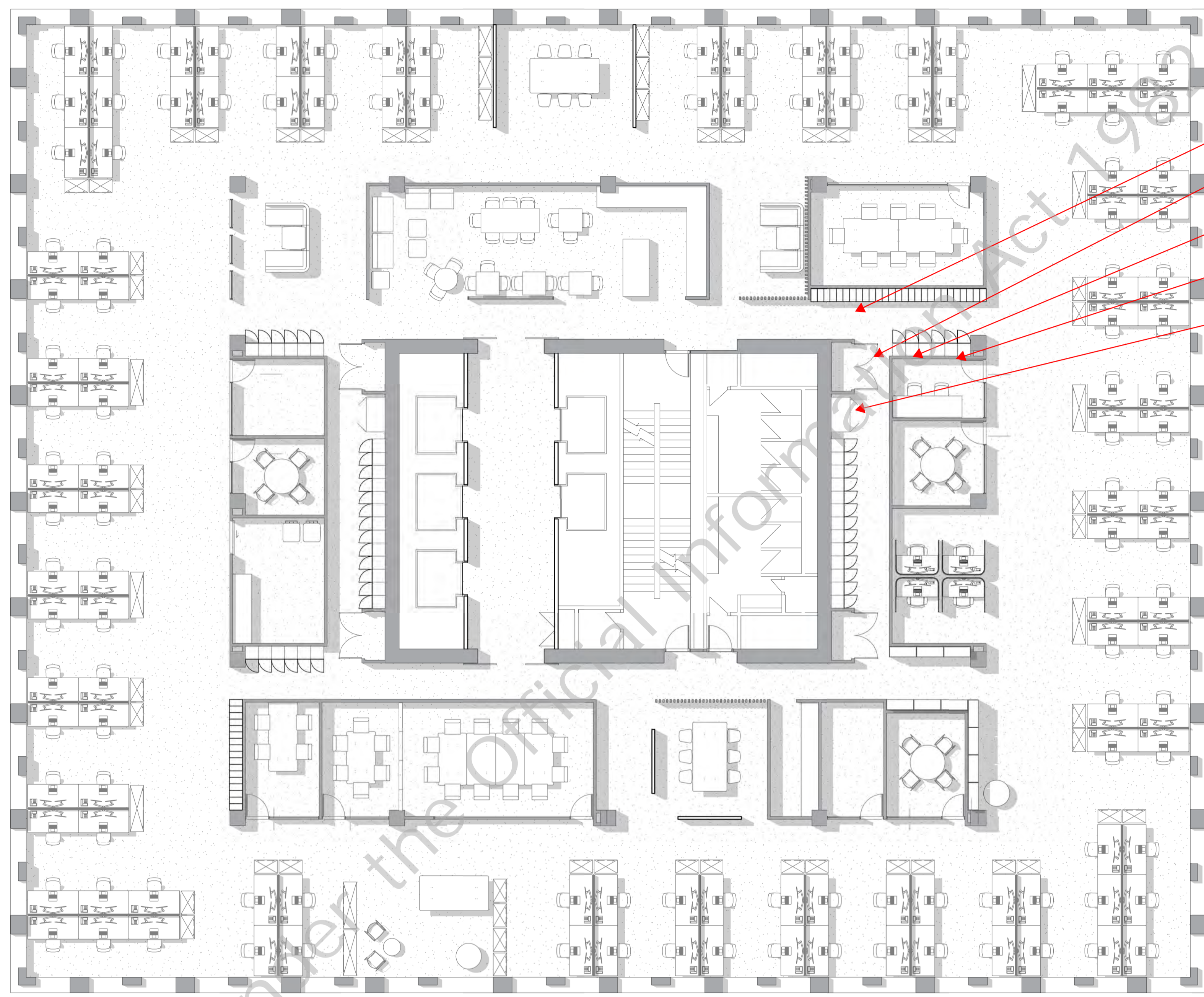
IA-102

UNISPACE © PRINT DATE: 08/02/10 10:44 a.m.

AC2497 Sample location plan - Dust sampling following identification of AIB in ceiling voids

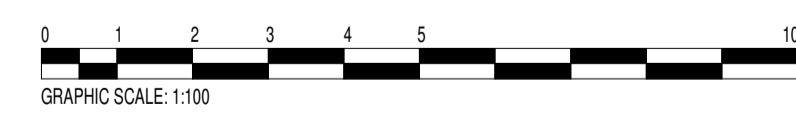
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RM.#	
SOM	
[Grey Box]	OUT OF SCOPE
[Thick Line]	BASE BUILDING / EXISTING WALLS
[Thin Line]	EXISTING GLAZED WALLS



- 21-30956-24
- 21-30956-21
- 21-30956-22
- 21-30956-23
- 21-30956-25

1 LEVEL 9
1:100



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GENERAL ARRANGEMENT PLAN - LEVEL 09

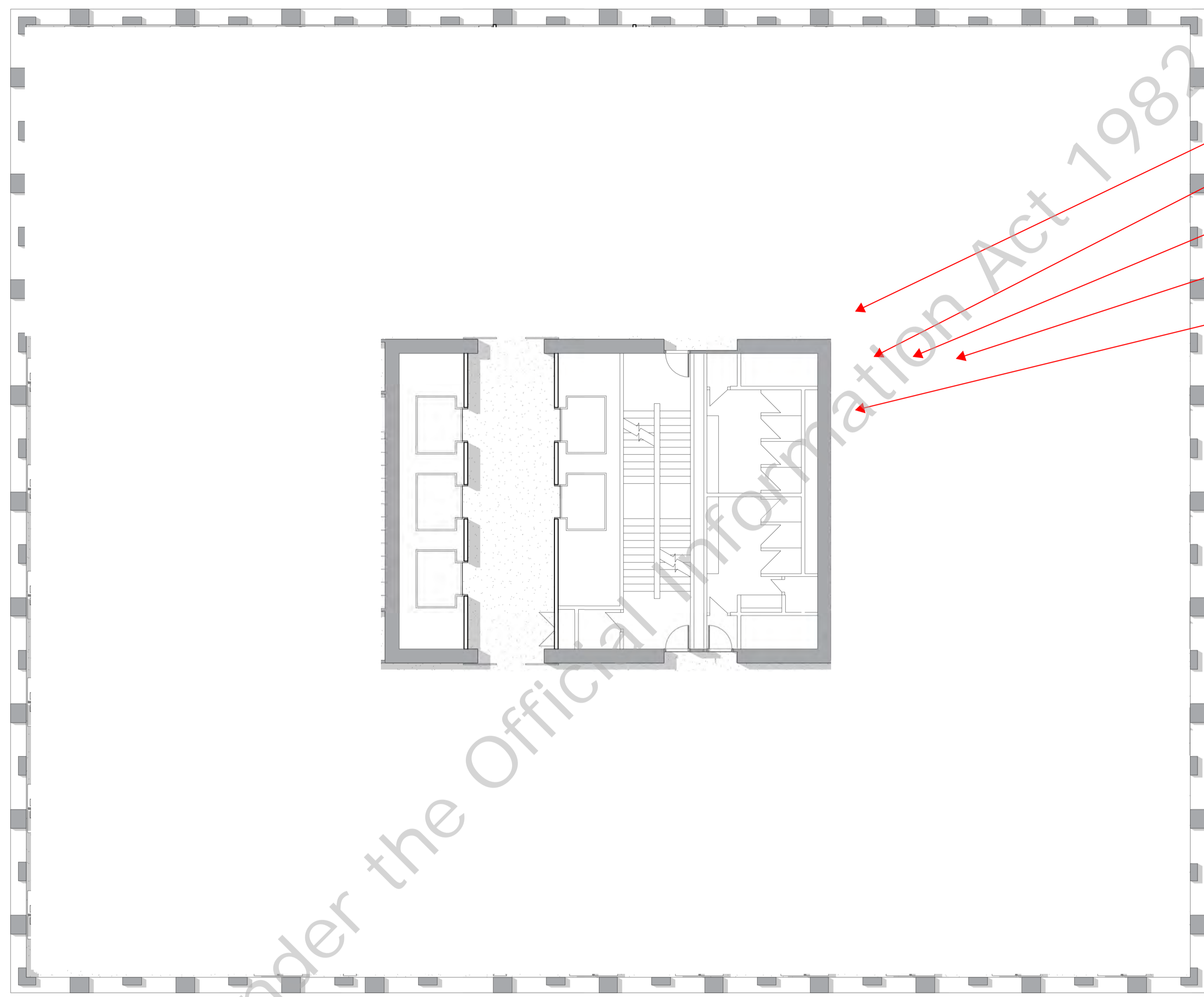
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Drawn By:	Author	Checked By:	Checker
Scale: AT A1	1:100	Date:	01/12/20
Project Number:	AKL-00538		
Drawing Number:	IA-101		
		Revision:	



AC2497 Sample location plan - Dust sampling following identification of AIB in ceiling voids

GENERAL LEGEND:

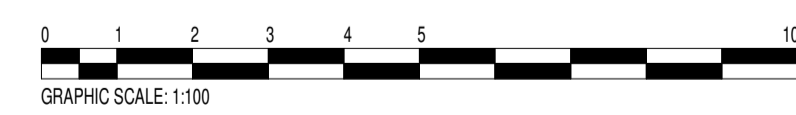
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RM.#	
SOM	
[Grey Box]	OUT OF SCOPE
[Thick Line]	BASE BUILDING / EXISTING WALLS
[Thin Line]	EXISTING GLAZED WALLS



- 21-30956-19
- 21-30956-16
- 21-30956-17
- 21-30956-18
- 21-30956-20

1 1:100

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GENERAL ARRANGEMENT PLAN - LEVEL 08

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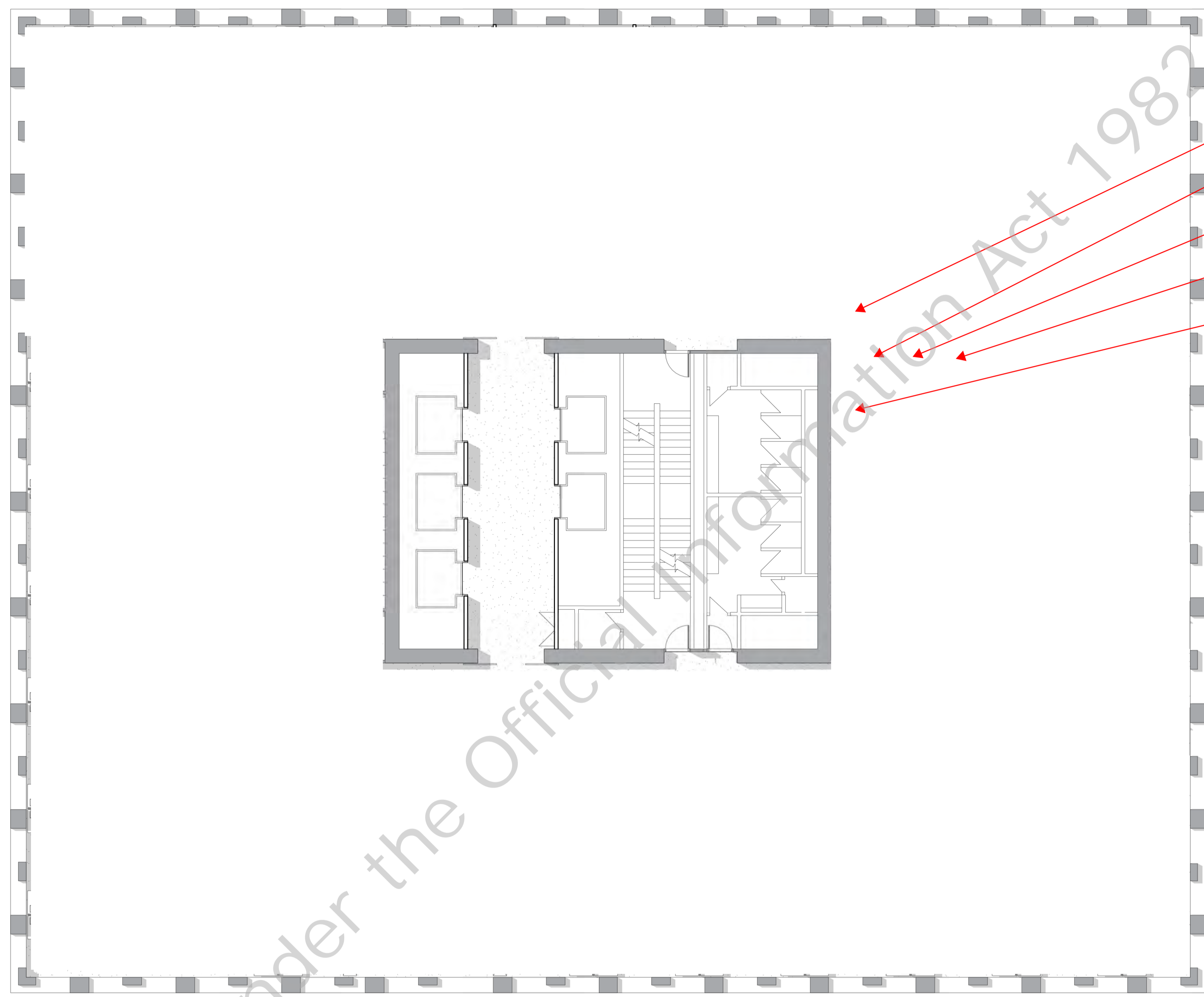
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Scale: AT A1	1:100	Date:	01/12/20
Project Number:	AKL-00538		
Drawing Number:	Revision:		

IA-101

AC2497 Sample location plan - Dust sampling following identification of AIB in ceiling voids

GENERAL LEGEND:

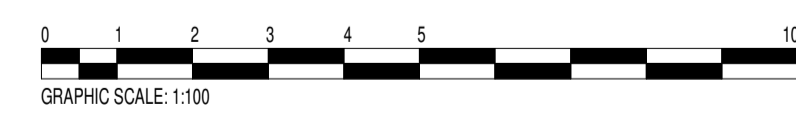
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RM.#	
SOM	
[Grey Box]	OUT OF SCOPE
[Thick Line]	BASE BUILDING / EXISTING WALLS
[Thin Line]	EXISTING GLAZED WALLS



- 21-30956-14
- 21-30956-11
- 21-30956-12
- 21-30956-13
- 21-30956-15

1 1:100

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Title:

GENERAL ARRANGEMENT PLAN - LEVEL 07



Status: **ISSUED FOR CONS**

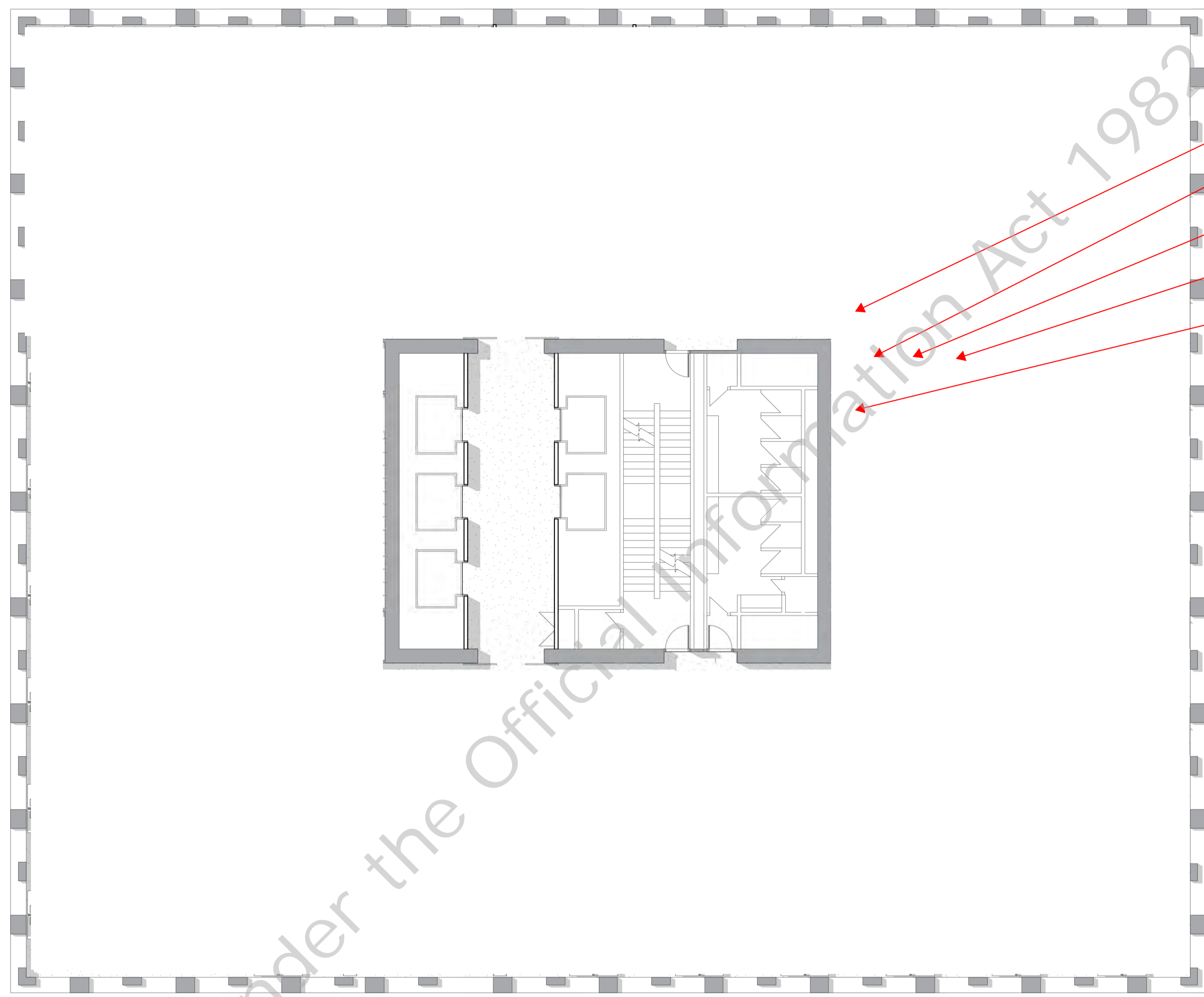
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Scale: AT A1	1:100	Date:	01/12/20
Project Number:	AKL-00538		
Drawing Number:	Revision:		

IA-101

AC2497 Sample location plan - Dust sampling following identification of AIB in ceiling voids

GENERAL LEGEND:

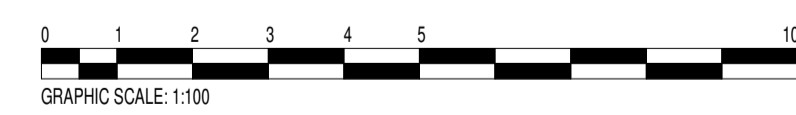
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RM.#	
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[Thick Line]	BASE BUILDING / EXISTING WALLS
[Thin Line]	EXISTING GLAZED WALLS



- 21-30956-09
- 21-30956-06
- 21-30956-07
- 21-30956-08
- 21-30956-10

1 1:100

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Title:

GENERAL ARRANGEMENT PLAN - LEVEL 06

Status: **ISSUED FOR CONS**

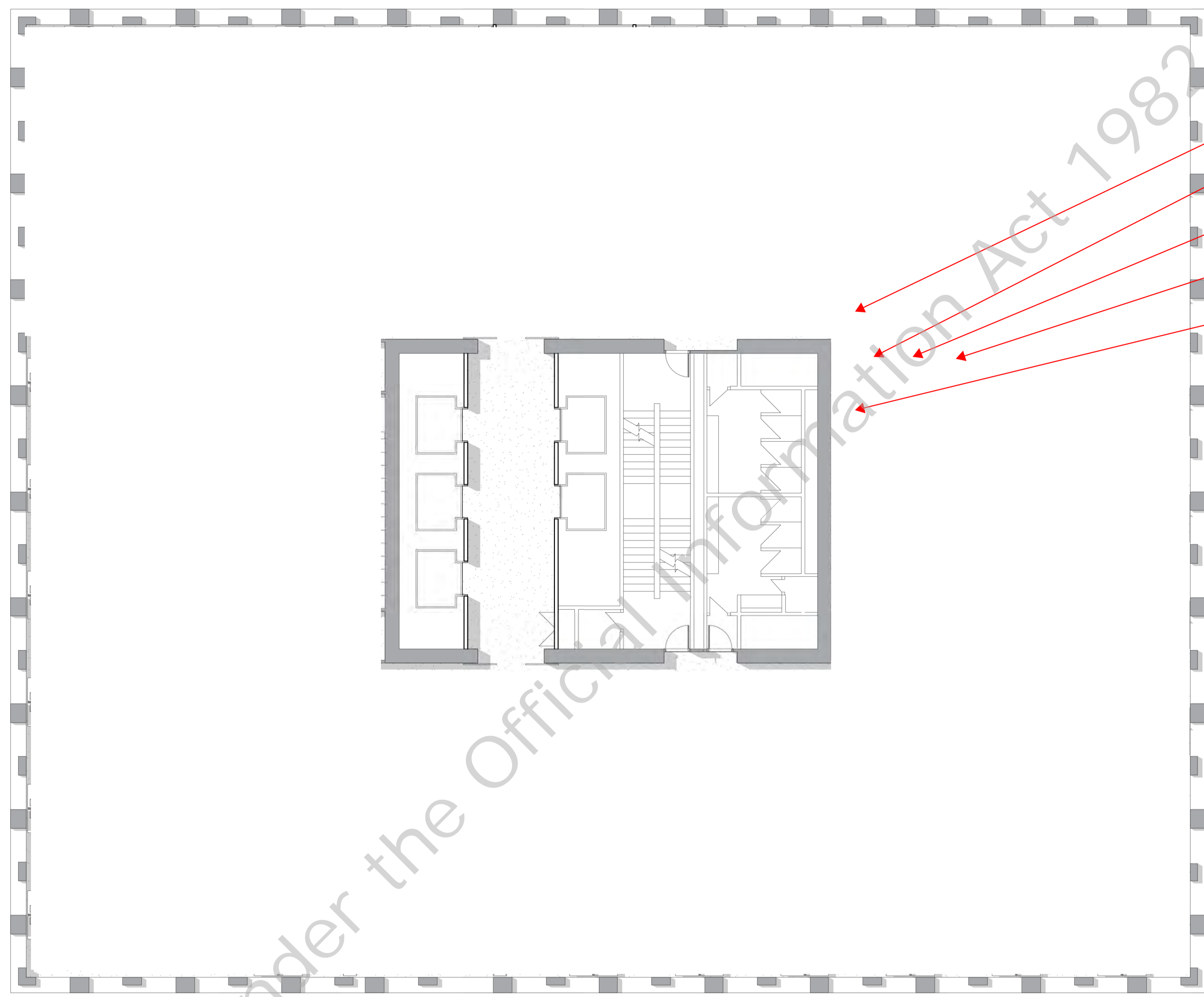
Drawn By:	Author	Checked By:	Checker
Scale: AT A1	1:100	Date:	01/12/20
Project Number:	AKL-00538		
Drawing Number:	Revision:		

IA-101

AC2497 Sample location plan - Dust sampling following identification of AIB in ceiling voids

GENERAL LEGEND:

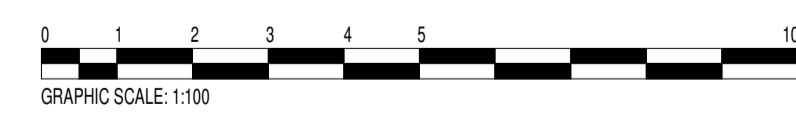
RM-NAME	ALLOCATED ROOM NUMBER
RM.#	
SOM	
[Grey Box]	OUT OF SCOPE
[Thick Line]	BASE BUILDING / EXISTING WALLS
[Thin Line]	EXISTING GLAZED WALLS



- 21-30956-04
- 21-30956-01
- 21-30956-02
- 21-30956-03
- 21-30956-05

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GENERAL ARRANGEMENT PLAN - LEVEL 05

Status: **ISSUED FOR CONS**

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Project Number:	AKL-00538		
Drawing Number:	Revision:		

IA-101

APPENDIX B IANZ ACCREDITED LABORATORY CERTIFICATES

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Accurate Consulting Ltd

Level 1, 47A Mt Wellington Highway, Mt Wellington, Auckland 1060

P: (09) 574 5883 W: www.accurateconsulting.co.nz



AIRBORNE FIBRE CONCENTRATION CERTIFICATE

Job N° AC2497 20210713 Sampled by Accurate Consulting
Date Received 12 July 2021 Date Reported 13 July 2021
Sampling Date 12 July 2021 Date of Analysis 13 July 2021
Client BC90898 (Radio NZ House) Client Reference AC2497
Attention: Sam Hooper (TWC) Site NZ Radio House, 155 The Terrace ,
Wellington, 6145
Client Address NZ Radio House, 155 The Terrace,
Wellington 6145

Lab Reference	Location	Air Monitoring Type	Time (mins)			Flow rate (L/min)			Fibre count	Fibres/ml
			Start	End	Total	Start	End	Avg		
A17496	Personal pump attached to respiratory zone of surveyor collecting dust samples from ceiling voids adjacent AIB panels on Levels 5 to 10	Exposure	21:01	10:54	113	3.5	3.5	3.5	0.0	<0.01

Test Methods

Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (April 2005)].

In-house procedure – Section 15 Procedure Air Monitoring

In-house procedure – Section 17 Estimating Airborne Fibre Concentrations

In-house procedure – Section 18 Reporting of Results

Analyst Alex Jones

Signatory Alex Jones

Fibre count results (fibres/100 fields).

End of Report



Certificate of Analysis

Accurate Consulting Ltd
Level 3 West, 21-29 Broderick Road, Johnsonville
Wellington
Attention: Alex Jones
Phone: 021466825
Email: xxxxxx@xxxxxxxxxxxxxxxxxx.xx.xx

Lab Reference: 21-30956
Submitted by: Alex Jones
Date Received: 13/07/2021
Testing Initiated: 13/07/2021
Date Completed: 13/07/2021
Order Number:
Reference: Radio NZ

Sampling Site: Radio NZ House
Description of Work: Bulk - Radio NZ House

Report Comments

Samples were collected by yourselves (or your agent) and analysed as received at Analytica Laboratories. Samples were in acceptable condition unless otherwise noted on this report. Specific testing dates are available on request.

Asbestos Fibres in Bulk (Qualitative)

Sample Details

Laboratory ID	Client Sample ID	Sample Location	Sample Description	Date Sampled	Date Analysed
21-30956-1	Level 5-1		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-2	Level 5-2		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-3	Level 5-3		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-4	Level 5-4		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-5	Level 5-5		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-6	Level 6-1		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-7	Level 6-2		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-8	Level 6-3		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-9	Level 6-4		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-10	Level 6-5		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-11	Level 7-1		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-12	Level 7-2		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-13	Level 7-3		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation with the exception of tests marked *, which are not accredited. This test report shall not be reproduced except in full, without the written permission of Analytica Laboratories.

Asbestos Fibres in Bulk (Qualitative)

Sample Details

Laboratory ID	Client Sample ID	Sample Location	Sample Description	Date Sampled	Date Analysed
21-30956-14	Level 7-4		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-15	Level 7-5		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-16	Level 8-1		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-17	Level 8-2		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-18	Level 8-3		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-19	Level 8-4		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-20	Level 8-5		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-21	Level 9-1		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-22	Level 9-2		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-23	Level 9-3		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-24	Level 9-4		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-25	Level 9-5		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-26	Level 10-1		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-27	Level 10-2		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021
21-30956-28	Level 10-3		Bulk Materials (Dimension: N/A)	12/07/2021	13/07/2021

Information in the above table supplied by the client: Client Sample ID, Sample Location, Date Sampled.

Analysis Results

Laboratory ID	Client Sample ID	Sample Layers	Fibre Types	Asbestos (Present / Absent)
21-30956-1	Level 5-1	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-2	Level 5-2	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-3	Level 5-3	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-4	Level 5-4	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-5	Level 5-5	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-6	Level 6-1	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-7	Level 6-2	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-8	Level 6-3	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent

Analysis Results

Laboratory ID	Client Sample ID	Sample Layers	Fibre Types	Asbestos (Present / Absent)
21-30956-9	Level 6-4	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-10	Level 6-5	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-11	Level 7-1	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-12	Level 7-2	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-13	Level 7-3	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-14	Level 7-4	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-15	Level 7-5	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-16	Level 8-1	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-17	Level 8-2	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-18	Level 8-3	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-19	Level 8-4	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-20	Level 8-5	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-21	Level 9-1	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-22	Level 9-2	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-23	Level 9-3	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-24	Level 9-4	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-25	Level 9-5	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-26	Level 10-1	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-27	Level 10-2	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent
21-30956-28	Level 10-3	L1 - Dust and Debris	Asbestos NOT Detected. Organic Fibres Synthetic Mineral Fibres	Absent

Information in the above table supplied by the client: Client Sample ID.

Asbestos Fibres in Bulk (Qualitative) Approver:

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Method Summary

Asbestos Fibres in Bulk Materials (Qualitative)

Sample analysis was performed using polarised light microscopy with dispersion staining in accordance with the guidelines of AS4964-2004 Method for the qualitative identification of asbestos in bulk samples.

Note 1: The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques.

Note 2: If mineral fibres of unknown type are detected, by PLM and dispersion staining, these may or may not be asbestos fibres. To confirm the identity of this fibre, another independent analytical technique such as XRD analysis is advised.

Note 3: The laboratory does not take responsibility for the sampling procedure or accuracy of sample location description.

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End of Report

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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 the main reception at The Wellington Company @ Level 12, iCentre 50 Manners Street, Wellington, 6011 prior to commencing any works.

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 Controller.

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 CONTROLLER WITH ANY QUERIES.


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


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WORKSITE ASBESTOS REGISTER – Radio New Zealand House, 155 The Terrace, Wellington 6140

Risk assessment score for the material - i.e. how likely the material is to release fibres. The higher the number the greater the risk. The asbestos survey report has more report has more information on scoring.
 Accessibility: to the material for general occupants - E = Easy, M = Moderate, D = Difficult


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment	Surface	Score			
108	General items	Internal – Plasters and Gib stopping compounds	Presumed Asbestos	Unquantifiable	2	0	1	3	D	Not possible to label	No Photo Available	
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		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment	Surface	Score			
119	General items	Internal – Inaccessible risers throughout building	Presumed Asbestos internally	Unquantifiable	3	3	3	9	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		High risk material type. Low risk of exposure when material is left in situ far from reach of general occupants.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
028	General items	Internal – Gaskets throughout site	Gaskets	Unquantifiable	2	1	1	4	M	Not possible to label		
Control Measures		The condition of this material will be monitored – do not disturb										
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Asbestos status unknown throughout most of the building. 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		July 2022	Remediation time scale			As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
064	General items	Lifts – Access within lift shafts	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
121	General items	Internal – HVAC internals	Presumed Asbestos	Unquantifiable	3	3	3	9	D	Not possible to label	No Photo Available
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 inspected and/or tested under appropriate control prior to any works that may cause disturbance.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
020	General items	Throughout building – Electrics and mains cables throughout site	Presumed Asbestos Internally	Unquantifiable	3	0	1	4	D	Not possible to label	
Control Measures		Presumed to be present unless proven otherwise - do not carry out any work that would cause disturbance to these materials without testing.									
Planned Removal / Remediation		To be inspected and/or tested under appropriate control prior to any works that may cause disturbance.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

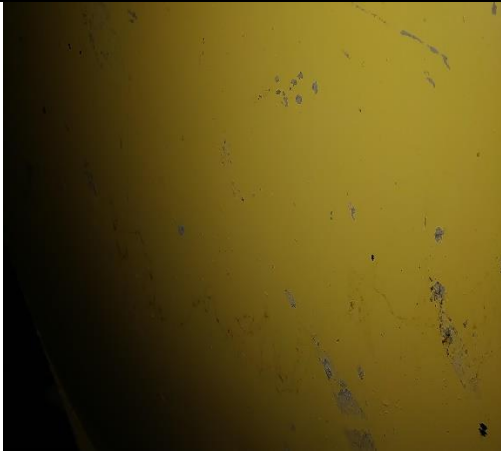
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
123	General items	Throughout building – Plant, Generators and Machinery	Presumed Asbestos Internally	Unquantifiable	2	0	1	3	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 inspected and/or tested prior to any works that may cause disturbance.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
139	Multiple Floors	Internal – Access within plumbing riser to affected levels: basement, 1 st , 2 nd , 3 rd , 5 th , 6 th , 7 th , 8 th , 9 th , 10, 11 th , 12 th	No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise. Presumed to be contaminated with AIB and Sprayed Insulation as per inspected levels.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
144	Multiple Floors	Internal – Access within plumbing riser access via male toilets foyer to levels: Basement, 1 st , 2 nd , 3 rd , 5 th , 6 th , 7 th , 8 th , 9 th , 10 th , 11 th , 12 th	No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label	No Photo Available
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area									
Reason for decision		Asbestos status unknown									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
117	15 th Floor	Roof – Access onto roof	No Access Gained	Unquantifiable	1	0	1	2	D	Not possible to label	No Photo Available
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area									
Reason for decision		Asbestos status unknown									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
029	14 th Floor	HVAC machine room – AIB debris to flat surfaces	Insulating Board	Throughout	2	3	2	7	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localised disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
030	14 th Floor	HVAC machine room at top of plumbing riser – Residue and debris to all surfaces	Sprayed Coating	Throughout	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
032	14 th Floor	HVAC machine room at top of plumbing riser – Seals to HVAC equipment throughout site	Mastics	Unquantifiable	1	0	0	1	M	Not possible to label	
Control Measures		Do not disturb the material – condition to be monitored.									
Planned Removal / Remediation		Remove prior to any works that may cause a disturbance									
Reason for decision		Increased risk of exposure during removal. Low risk of exposure due to material type and in a reasonable condition.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
101	14 th Floor	Internal – Debris to flat surfaces throughout HVAC room accessed via lift motor room	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
091	14 th Floor	Internal – Debris to flat surfaces throughout main HVAC room	Spray Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
043	14 th Floor	Lift motor pen – Access within area	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label	No Photo Available
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area									
Reason for decision		Asbestos status unknown									
Date of Re-Assessment		July 2022	Remediation time scale			As required					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
148	14 th Floor	Internal – Wall linings throughout where not replaced, see plan for exact locations	Fibre cement	200m2	1	3	1	5	E	Not labelled	
Control Measures		Do not disturb the material.									
Planned Removal / Remediation		Repairs should be undertaken as a minimum by 'Class B' Licensed Asbestos Removal Contractor									
Reason for decision		Elevated risk of exposure due to damage of the material in some sections.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
150	13 th Floor	Lift foyer – Residue to wall adjacent lifts just outside foyer	Spray Coating	0.2m2	3	3	3	9	E	Not possible to label	<p>No Photo Available</p>
Control Measures		Do not disturb the material – access to small, localized area at high level should be restricted, and the product removed.									
Planned Removal / Remediation		Removal by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
046	13 th Floor	Internal – AIB panels above motors in boiler room around flue penetrations	Insulating Board	0.5m2	2	2	2	6	D	Not labelled	
Control Measures		Label the material and avoid disturbance – condition to be monitored									
Planned Removal / Remediation		Material to be encapsulated/sealed by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels will be applied in visible locations.									
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
044	13 th Floor	Internal – AIB panels to centre of boiler room ceiling around flue penetrations	Insulating Board	1m2	2	2	2	6	D	Labelled	
Control Measures		Label the material and avoid disturbance – condition to be monitored									
Planned Removal / Remediation		Material to be encapsulated/sealed by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels applied in visible locations.									
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
048	13 th Floor	Internal – Debris to rear of boiler room	Fibre cement	5m2	1	3	1	5	E	Not possible to label	
Control Measures		Do not disturb the material – access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by minimal 'Class B' Licensed Asbestos Removal Contractor. Warning signage will be displayed.									
Reason for decision		Elevated risk of exposure due to damage of the material									
Date of Re-Assessment		July 2022	Remediation time scale			3 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
047	13 th Floor	Internal – Gasket residue to redundant flange in boiler room	Gaskets	Unquantifiable	2	3	2	7	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed by a suitably licensed removal contractor.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			3 Months					

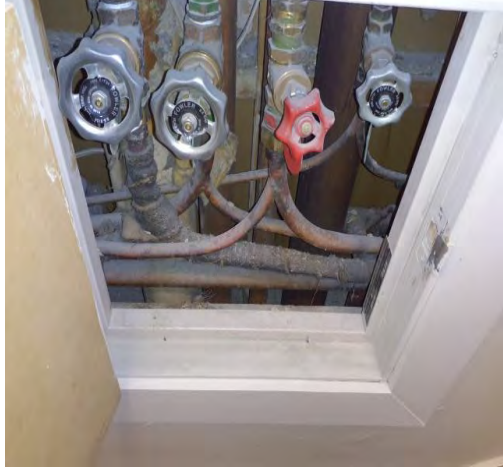
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
045	13 th Floor	Internal – Panels to centre of boiler room ceiling around flue penetrations	Fibre cement	1m2	1	1	1	3	D	Labelled	
Control Measures		Label the material and avoid disturbance – condition to be monitored									
Planned Removal / Remediation		Panels to be encapsulated as a minimum by a 'Class B' licensed removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels applied in visible locations.									
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
033	13 th Floor	Internal – AIB debris in corner of main HVAC	Insulating Board	1m2	2	3	2	7	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
034	13 th Floor	Internal – Debris and redundant panel in corner of main HVAC room	Fibre cement	10m2	1	3	1	5	E	Not labelled	
Control Measures		Do not disturb the material – access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal of redundant panel and environmental clean during works for sprayed coating and AIB debris removal in same location.									
Reason for decision		Elevated risk of exposure due to damage of the material									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
036	13 th Floor	Internal – Debris to corner of main HVAC room	Sprayed Coating	1m2	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
037	13 th Floor	Internal – Wall linings throughout where not replaced, see plan for exact locations	Fibre cement	200m2	1	3	1	5	E	Not labelled	
Control Measures		Do not disturb the material – access should be restricted until material is repaired. Material should then be labelled and monitored.									
Planned Removal / Remediation		Repairs should be undertaken by minimum 'Class B' Licensed Asbestos Removal Contractor									
Reason for decision		Elevated risk of exposure due to damage of the material									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
096	13 th Floor	Riser accessed in stairwell B – Insulation debris	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
056	12 th Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		3 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
055	12 th Floor	Internal – Ceiling void throughout floor	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
054	12 th Floor	Internal – Debris to vent in ceiling void	Insulating Board	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							

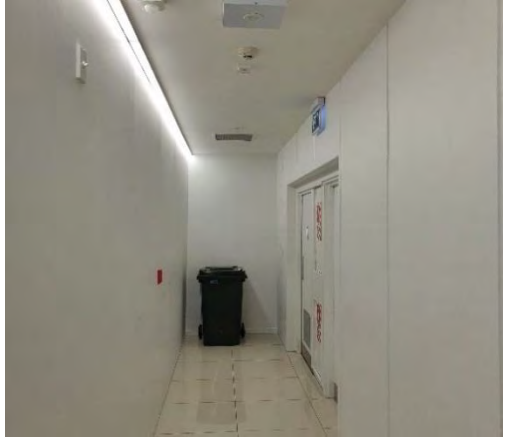
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
109	12 th Floor	Lift foyer- Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown but disturbance is very unlikely under normal occupancy, therefore only a risk if planned works affect the secondary ceiling.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
069	12 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	No Photo Available
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
086	11 th Floor	Ceiling void throughout floor – Limited access due to heavy services and insulation	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

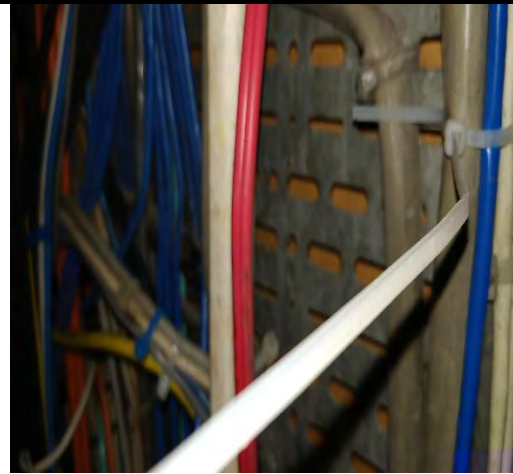
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
057	11 th Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		3 Months						

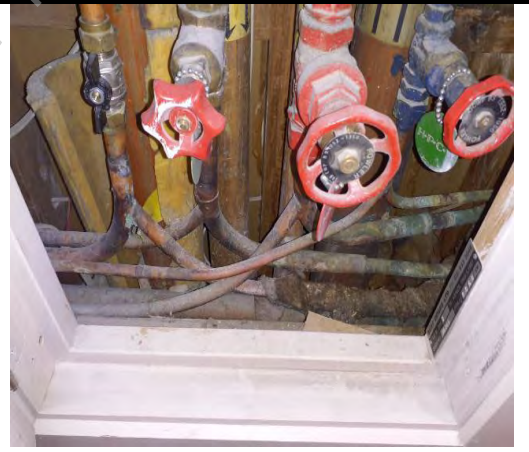
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
140	11 th Floor	Internal – Access within Hazchem cupboard	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

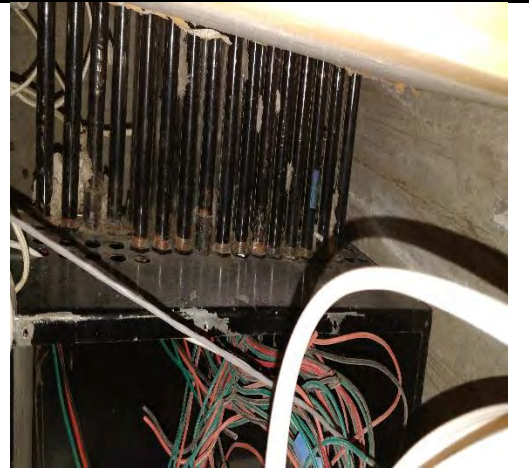
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
141	11 th Floor	Internal – Access above fixed ceiling adjacent toilets	Presumed: No Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
142	11 th Floor	Internal – Access above ceiling tiles in lift foyer	Presumed: No Access Gained	Unquantifiable	1	0	1	2	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
100	11 th Floor	Fertility tenancy – Access into tenancy	Presumed: No Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
070	11 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
097	11 th Floor	Riser accessed in stairwell B – Insulation debris	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
058	10 th Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		3 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
014	10 th Floor	Internal – Access into ceiling voids throughout floor	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
013	10 th Floor	Internal – Secondary ceiling above plasterboard ceiling	Fibre Cement	24m2	1	3	1	5	M	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by minimum 'Class B' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
071	10 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
012	10 th Floor	Internal – Gaskets in dry riser	Gaskets	Unquantifiable	2	1	1	5	M	Not labelled	
Control Measures		Monitor the condition of the material – do not disturb.									
Planned Removal / Remediation		Remove prior to any works that may cause a 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		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
147	9 th Floor	Lift foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: No Access Gained, Fibre Cement	24m2	1	0	1	2	D	Not labelled	No photo available	
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
059	9 th Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale		3 Months							

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
114	9 th Floor	Internal – Access into ceiling spaces throughout floor	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
011	9 th Floor	Internal – Panel in ceiling void above defense cabinet	Insulating board	1m2	2	3	2	7	M	Labelled		
Control Measures		Do not disturb the material – access should be restricted, and the debris removed, and the panel encapsulated.										
Planned Removal / Remediation		Encapsulation of the panel and removal of the debris by a “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures.										
Reason for decision		High risk material type and elevated risk of exposure due to location of panel.										
Date of Re-Assessment		July 2022	Remediation time scale		6 Months							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
009	9 th Floor	Internal – Seal to metal ducting in ceiling void	Mastics	Unquantifiable	1	0	0	1	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
072	9 th Floor	Plumbing riser accessed via cleaner's flat surfaces	Spray Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
090	9 th Floor	Riser accessed in stairwell B – Insulation debris	Spray Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
146	8 th Floor	Lift foyer- Secondary ceiling above plasterboard based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not labelled	No photo available
Control Measures		Presume Asbestos unless proven otherwise.									
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 and occupants due to being inaccessible under normal occupancy.									
Date of Re-Assessment		July 2022	Remediation time scale			As required					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
060	8 th Floor	Electrical riser – Debris to flat surfaces	Spray Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	July 2022	3 Months							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
113	8 th Floor	Internal – Access into ceiling spaces throughout floor	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale	As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
107	8 th Floor	Internal – AIB panel in ceiling void above civil defense cabinet	Insulating Board	1m2	2	2	2	6	D	Labelled	
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored.									
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels should be applied in visible locations.									
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
073	8 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
076	7 th Floor	Cleaner's cupboard – Textile barrier to penetration in ducting	Woven Product	0.1m2	2	1	2	5	M	Not labelled	
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored.									
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels should be applied in visible locations.									
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
061	7 th Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
025	7 th Floor	Internal – Access into ceiling spaces throughout floor	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
024	7 th Floor	Internal – AIB panel in ceiling void above civil defense cabinet	Insulating board	1.5m2	2	2	2	6	D	Not Labelled		
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored.										
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels should be applied in visible locations.										
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated.										
Date of Re-Assessment		July 2022	Remediation time scale		6 Months							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
027	7 th Floor	Lift foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not labelled	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale			As required					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
074	7 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	No photo available
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
075	7 th Floor	Plumbing riser accessed via cleaner's cupboard – Loose textile to floor grate	Woven product	Unquantifiable	2	3	2	7	E	Not possible to label	No photo available
Control Measures		None, material removed as sample.									
Planned Removal / Remediation		None, material removed as sample.									
Reason for decision		None, material removed as sample.									
Date of Re-Assessment		N/A	Remediation time scale			N/A					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
092	7 th Floor	Riser accessed in stairwell B – Insulation debris	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
062	6 th Floor	Electrical riser- debris to flat surfaces	Sprayed coating debris	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			3 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
023	6 th Floor	Internal – Access within ceiling space	Presumed: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
022	6 th Floor	Internal – AIB panel in ceiling void above civil defense cabinet	Insulating Board	1.5m2	2	3	2	7	D	Labelled		
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored.										
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels should be applied in visible locations.										
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated.										
Date of Re-Assessment		July 2022	Remediation time scale			6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
026	6 th Floor	Lift Foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre cement	24m2	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
077	6 th Floor	Plumbing riser accessed via cleaner's cupboard – Textile lining within redundant metal brackets	Woven Product	Unquantifiable	2	3	2	7	E	Not possible to label	
Control Measures		Do not disturb the material – access should be restricted, and the product removed as part of works to remove the sprayed coating debris from the same area.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to redundancy.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
078	6 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surface	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
019	5 th Floor	Electrical riser in lift foyer – Debris to flat surfaces	Insulating Board	Unquantifiable	2	3	2	7	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		3 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
016	5 th Floor	Internal – Access into ceiling spaces throughout floor	Presume: Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
018	5 th Floor	Internal – AIB panel in ceiling void above civil defense emergency cabinet	Insulating Board	1.5m2	2	2	2	6	M	Not possible to label		
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored.										
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a licensed 'Class A' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels should be applied in visible locations.										
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated.										
Date of Re-Assessment		July 2022	Remediation time scale			6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
021	5 th Floor	Lift Foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre cement	24m2	1	0	1	2	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
079	5 th Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
093	5 th Floor	Riser accessed in stairwell B – Insulation debris	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
063	4 th Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			3 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
112	4 th Floor	Internal – Access into ceiling spaces throughout floor	Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label	No photo available
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale			As required					


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
103	4 th Floor	Internal – Coating to ceiling in female toilet	Textured Coating	15m2	2	1	1	4	M	Not labelled		
Control Measures		Label the material and avoid disturbance – condition to be monitored.										
Planned Removal / Remediation		Any future works that involves disturbance to these areas will need to be fully risk assessed for asbestos risk and appropriate controls will need to be implemented, as necessary.										
Reason for decision		Low risk of exposure as the material has been sealed and is in good condition. It would only become a risk if works are planned to the ceiling or damage occurs.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
105	4 th Floor	Internal – Coating to ceiling in male toilet	Textured Coating	15m2	2	1	1	4	M	Not labelled		
Control Measures		Label the material and avoid disturbance – condition to be monitored.										
Planned Removal / Remediation		Any future works that involves disturbance to these areas will need to be fully risk assessed for asbestos risk and appropriate controls will need to be implemented, as necessary.										
Reason for decision		Low risk of exposure as the material has been sealed and is in good condition. It would only become a risk if works are planned to the ceiling or damage occurs.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
104	4 th Floor	Internal – Overspray in ceiling void above female toilet	Textured Coating	15mm2	2	3	2	7	M	Not possible to label	No photo available
Control Measures		Do not disturb the material – access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to being unsealed.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
106	4 th Floor	Internal – Overspray in ceiling void above male toilet	Textured Coating	15m2	2	3	2	7	M	Not possible to label	No photo available
Control Measures		Do not disturb the material – access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to being unsealed.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
102	4 th Floor	Internal – AIB debris in ceiling void	Insulating Board	Unquantifiable	2	3	2	7	M	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
038	4 th Floor	Lift foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale			As required					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
080	4 th Floor	Plumbing riser access via cleaner's cupboard – Debris to flat surfaces	Spray Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
087	4 th Floor	Plumbing riser accessed via male toilets – Debris to flat surfaces	Insulating Board	Unquantifiable	2	3	2	2	D	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
065	3 rd Floor	Electrical riser – Debris to flat surfaces	Spray Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			3 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
111	3 rd Floor	Internal – Access into ceiling spaces throughout floor	Limited Access Gained	Unquantifiable	2	3	2	7	D	Not possible to label	No photo available
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale			As required					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
008	3 rd Floor	Internal – AIB debris in ceiling void adjacent riser	Insulating Board	Unquantifiable	2	3	2	7	M	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale		6 Months						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
035	3 rd Floor	Lift foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not possible to label	No photo available
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
081	3 rd Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
094	3 rd Floor	Riser accessed in stairwell B – Insulation debris	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

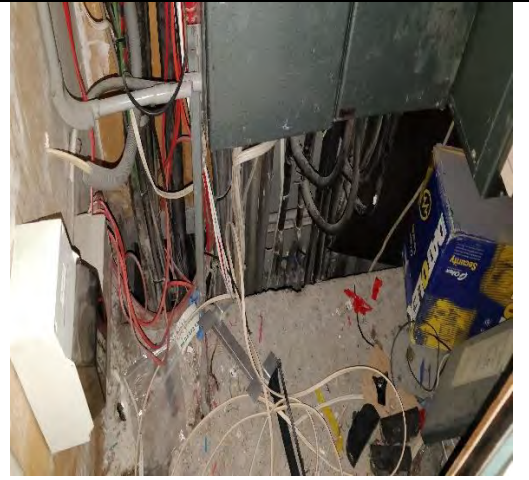
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
015	2 nd Floor	Internal – Mastic around old ducting	Mastics	Unquantifiable	1	0	0	1	D	Not possible to label	
Control Measures		Label the material and avoid disturbance – condition to be monitored.									
Planned Removal / Remediation		Any future works that involves disturbance to these areas will need to be fully risk assessed for asbestos risk and appropriate controls will need to be implemented, as necessary.									
Reason for decision		Low risk of exposure to workers and occupants due to being inaccessible under normal circumstances.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score			
041	2 nd Floor	Lift foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not possible to label	
Control Measures		Presume Asbestos unless proven otherwise.									
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.									
Reason for decision		Asbestos status unknown.									
Date of Re-Assessment		July 2022	Remediation time scale		As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
149	2 nd Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	No photo available	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by "Class A" Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
125	2 nd Floor	Internal – Access within ceiling space	Presumed: Limited Access gained	Unquantifiable	2	3	2	7	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
126	2 nd Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	No photo available	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			3 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
067	1 st Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			3 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
110	1 st Floor	Lift foyer – Secondary ceiling above plasterboard ceiling based on findings from other floors	Presumed: Fibre Cement	24m2	1	0	1	2	D	Not possible to label	No photo available	
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
082	1 st Floor	Plumbing riser accessed via cleaner's cupboard – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale		6 Months							


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
095	1 st Floor	Riser accessed in stairwell B – Insulation debris	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
068	Ground Floor	Electrical riser – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			3 Months					


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
143	Ground Floor	Internal – Debris within plumbing riser accessed via male toilets	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			6 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
089	Ground Floor	Foundation’s gym internal – Access to ceilings throughout	Presumed: No Access Gained	Unquantifiable	1	0	1	2	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
007	Ground Floor	Foyer dry riser – Packing to timber stud framework	Presumed: Bituminous Product	Unquantifiable	1	0	0	1	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
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 and occupants due to being inaccessible under normal occupancy.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
002	Ground Floor	Internal – Access to ceilings throughout floor	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
004	Ground Floor	Internal – Hot water cylinder below sink in cafe	Presumed Asbestos Internally	Unquantifiable	2	0	1	3	D	Not labelled		
Control Measures		Presume as asbestos containing unless proven otherwise and do not disturb.										
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Asbestos status unknown but disturbance is very unlikely under normal occupancy, therefore only a risk if planned works affect water cylinder.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
003	Ground Floor	Internal – Hot water generator below in cafe	Presumed Asbestos Internally	Unquantifiable	2	0	1	3	D	Not possible to label		
Control Measures		Presume as asbestos containing unless proven otherwise and do not disturb.										
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Asbestos status unknown but disturbance is very unlikely under normal occupancy, therefore only a risk if planned works affect generator.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
083	Ground Floor	Plumbing riser accessed via cleaner's cupboard – Access within plumbing riser via cleaner's cupboard	Presumed: No Access Gained	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
098	Ground Floor	Riser accessed in foyer of men's toilets - Downpipe	Fibre cement	Unquantifiable	1	1	1	3	E	Not labelled		
Control Measures		Label the material and avoid disturbance – condition to be monitored										
Planned Removal / Remediation		To be encapsulated and labelled by a minimum 'Class B' licensed removal contractor. To be removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated										
Date of Re-Assessment		July 2022	Remediation time scale			12 Months						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
122	Ground Floor	Main foyer area – Highly decorative wall coating	Presumed: Textured Coating	50m2	1	0	0	1	E	Not labelled	No photo available	
Control Measures		Presume as asbestos containing unless proven otherwise and do not disturb.										
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Asbestos status unknown but disturbance is unlikely under normal occupancy, therefore only a risk if planned works affect the textured coating										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

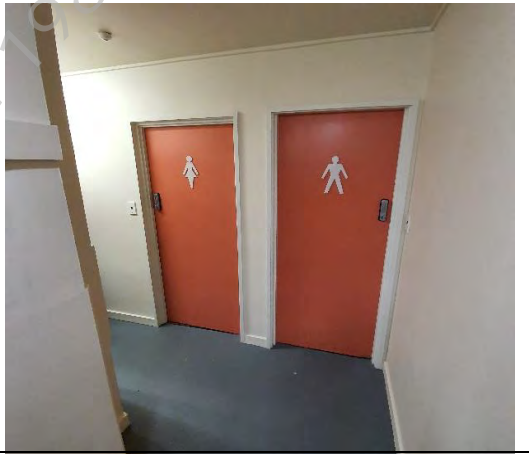
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
124	Ground Floor	Lift Foyer – Ceiling above textured ceiling	Fibre cement	24m2	1	3	1	5	D	Not possible to label		
Control Measures		Do not disturb the material – access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal by a minimum 'Class B' licensed removal contractor prior to any works that may cause disturbance. Warning signage will be displayed, and labels applied in visible locations.										
Reason for decision		Elevated risk of exposure due to damage of the material										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

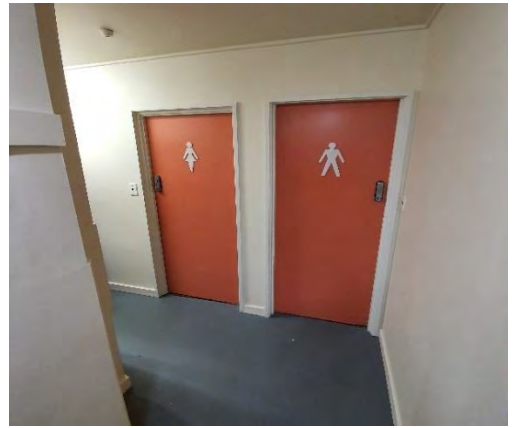
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
050	Basement	Internal – Debris and residue to surfaces throughout air supply chamber	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

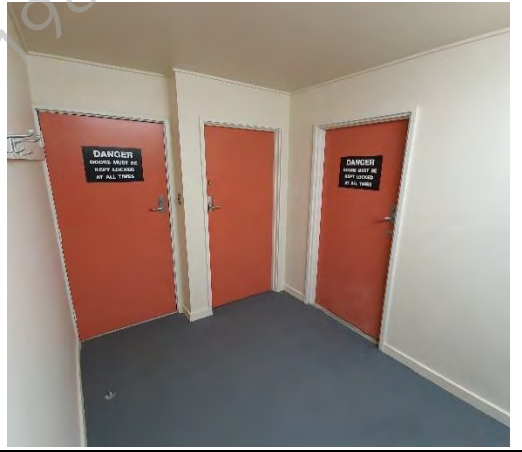
Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
051	Basement	Internal – Debris and residue to surfaces throughout foyer adjacent air chambers	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

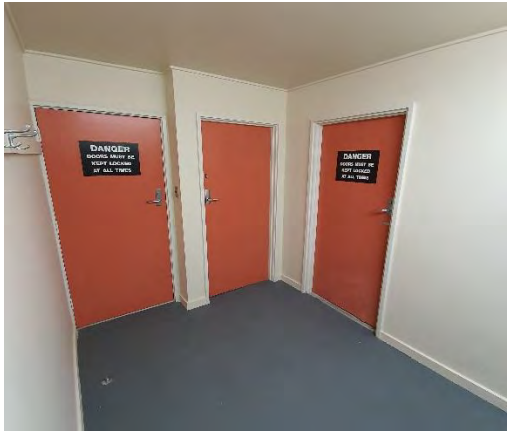
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
049	Basement	Internal – Debris and residue to surfaces throughout return air chamber	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label		
Control Measures		Do not disturb the material – material is in a poor condition; access should be restricted, and the product removed.										
Planned Removal / Remediation		Removal and environmental clean by “Class A” Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.										
Reason for decision		High risk material type and elevated risk of exposure due to damage.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

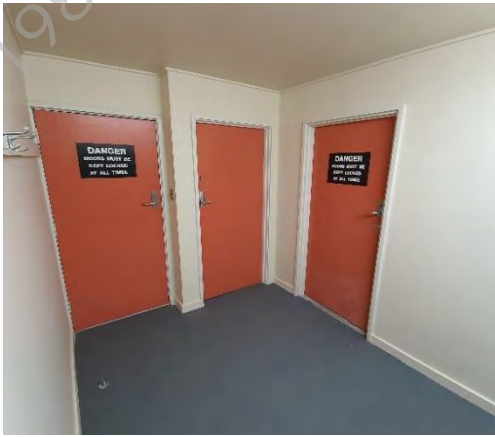
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
118	Basement	External -Tiles outside of metal louver window	Presumed: Fibre Cement	Unquantifiable	1	0	1	2	D	Not possible to label		
Control Measures		Presume as asbestos containing unless proven otherwise and do not disturb.										
Planned Removal / Remediation		To be tested or removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Asbestos status unknown.										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

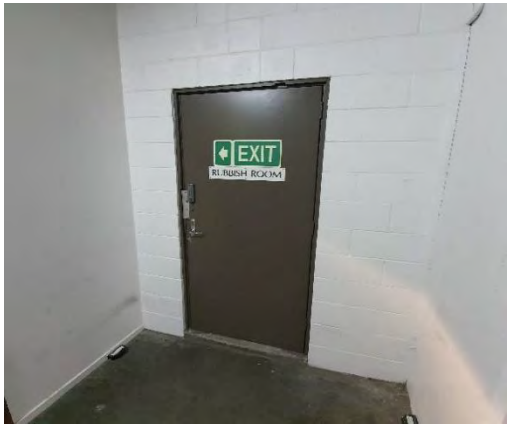
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
128	Basement	Internal – Access into male toilets below stairwell	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							

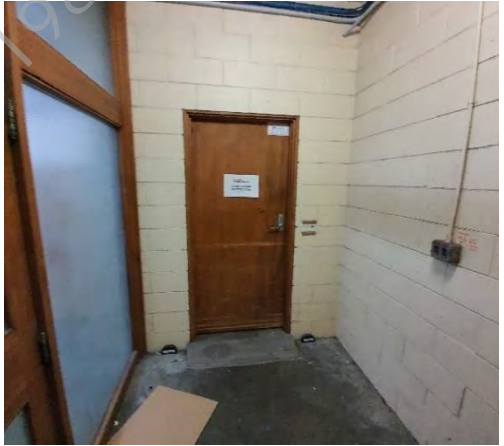
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
129	Basement	Internal – Access into female toilets below stair well	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
130	Basement	Internal – Access into LHS door labelled ‘Danger...’ below stairwell	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
131	Basement	Internal – Access into RHS door labelled ‘Danger...’ below stairwell	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
132	Basement	Internal – Access into room between door labelled 'Danger...' below stairwell	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
133	Basement	Internal – Access into rubbish room	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
134	Basement	Internal – Access into meeting room	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
135	Basement	Internal – Access into louver door room within large concrete staircase area	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
136	Basement	Internal – Access into room within large concrete staircase area with door labelled ‘No smoking...’	Presumed: Limited Access Gained	Unquantifiable	2	1	2	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
137	Basement	Internal – Access into room within large concrete staircase adjacent LINZ storeroom	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label	No photo available	
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

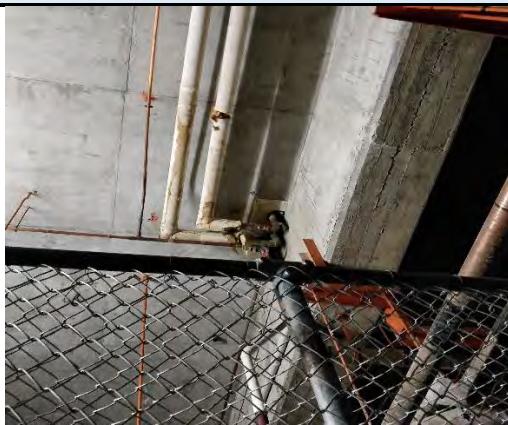
Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
138	Basement	Internal – Access into room adjacent main plant room access	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Treatment Surface	Score				
116	Basement	External – Soffits to perimeter of building as marked on plan on ground floor	Fibre Cement	200m2	1	1	1	3	D	Not labelled		
Control Measures		Label the material and avoid disturbance – condition to be monitored										
Planned Removal / Remediation		To be removed by a minimum 'Class B' licensed removal contractor under appropriate control prior to any works that may cause disturbance. Labels to be applied in visible locations.										
Reason for decision		Asbestos status unknown but disturbance is unlikely under normal occupancy, therefore only a risk if planned works affect the soffits										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
115	External	External first floor balcony – Soffits around balcony	Fibre Cement	200m2	1	1	1	3	D	Not labelled		
Control Measures		Label the material and avoid disturbance – condition to be monitored										
Planned Removal / Remediation		To be removed by a minimum 'Class B' licensed removal contractor under appropriate control prior to any works that may cause disturbance. Labels to be applied in visible locations.										
Reason for decision		Asbestos status unknown but disturbance is unlikely under normal occupancy, therefore only a risk if planned works affect the soffits										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
151	External	High level areas- No access to inspect high level due to height restrictions	Presumed: No Access Gained	Unquantifiable	1	0	1	2	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
160	Basement	Internal – Panels to pipe penetrations in ceiling within large storeroom above right hand side storage cage	Presumed: Insulating Board	0.5m2	2	1	2	5	D	Not labelled		
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		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							


Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
161	Basement	Internal – Panels to pipe penetrations in ceiling within large storeroom above left hand side storage cage	Presumed: Insulating Board	0.5m2	2	1	2	5	D	Not labelled		
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		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale		As required							

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Damage	Extent of Treatment	Surface	Score			
156	Basement	Internal – Wraps to cables leading from inaccessible room at high level, through loading bay and through LINZ storage areas	Woven Textile	240linm	2	1	2	5	D	Not labelled		
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored										
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a licensed 'Class A' removal contractor under suitably controlled conditions. To be removed under appropriate control prior to any works that may cause disturbance.										
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Damage	Extent of Treatment	Surface	Score			
157	Basement	Internal – Downpipe which runs into area from floor above, through storeroom and then into the gym and through the wall	Fibre Cement	50linm	1	1	1	3	M	Not labelled		
Control Measures		Encapsulate/seal, label the material and avoid disturbance – condition to be monitored										
Planned Removal / Remediation		Material to be encapsulated/sealed and labelled by a minimum licensed 'Class B' removal contractor. To be removed under appropriate control prior to any works that may cause disturbance. Labels to be applied in visible locations.										
Reason for decision		Elevated risk of exposure as the material is not sealed/encapsulated										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
158	Basement	Internal – Highly damaged coating to ceiling and walls within tank room adjacent rear loading bay	Sprayed Coating	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment				Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score			
161	Basement	Internal – Debris to flat surfaces	Sprayed Coating Debris	Unquantifiable	3	3	3	9	E	Not possible to label	
Control Measures		Do not disturb the material – access should be restricted, and the product removed.									
Planned Removal / Remediation		Removal by 'Class A' Licensed Asbestos Removal Contractor. Localized disturbances will be risk assessed by a competent person to identify the appropriate control measures. Warning signage will be displayed, and labels applied in visible locations.									
Reason for decision		High risk material type and elevated risk of exposure due to damage.									
Date of Re-Assessment		July 2022	Remediation time scale			6 Months					

Item #	Level	Material Location	Material Description	Extent	Material Assessment					Accessibility	Labelling Status	Actual Photo
					Product	Extent of Damage	Surface Treatment	Score				
162	Basement	Internal – Access into suspected substation adjacent rear loading bay	Presumed: No Access Gained	Unquantifiable	3	3	3	9	D	Not possible to label		
Control Measures		Presume Asbestos unless proven otherwise.										
Planned Removal / Remediation		Area to be inspected and assessed by a competent person prior to any works that may disturb the area										
Reason for decision		Asbestos status unknown										
Date of Re-Assessment		July 2022	Remediation time scale			As required						

MATERIAL RISK ASSESSMENT SCORING

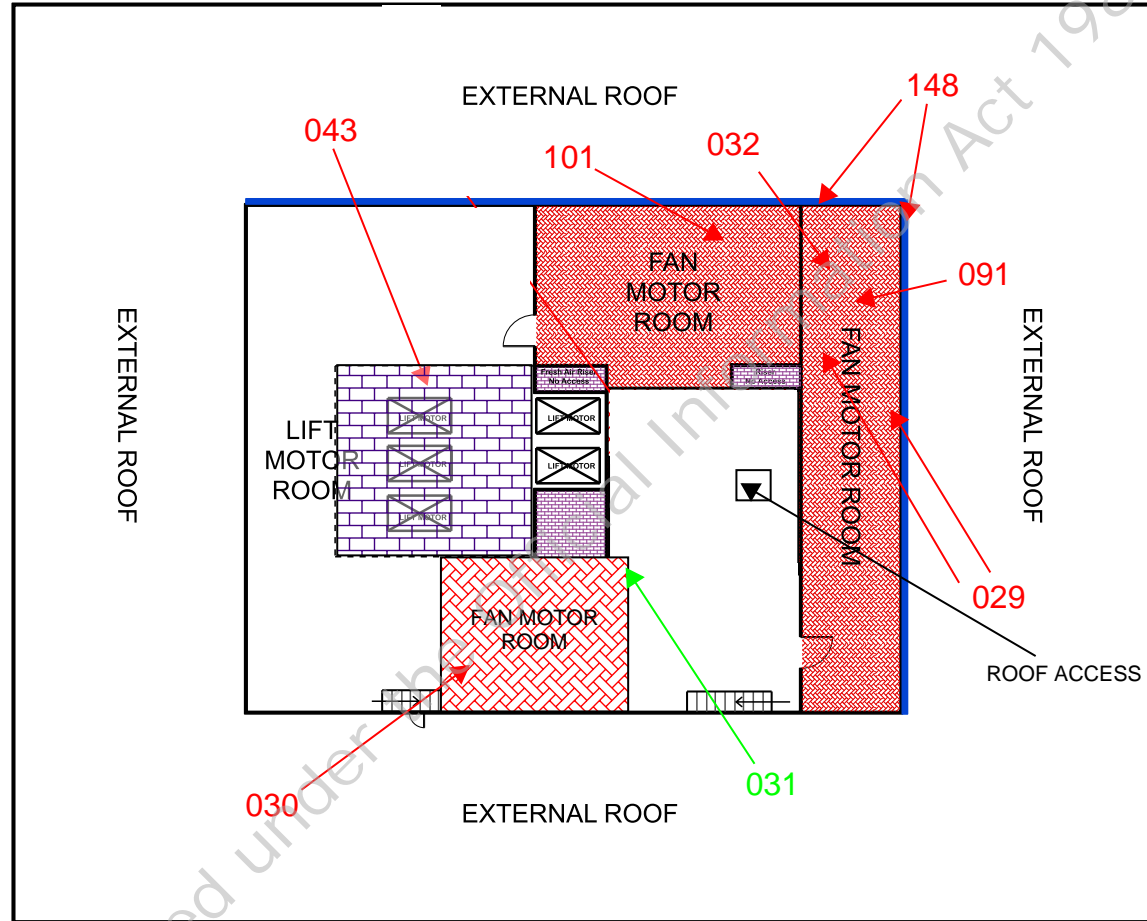
SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
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.

Surface treatment	SCORE	POTENTIAL TO RELEASE FIBRES
	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.

SCORE	POTENTIAL TO RELEASE FIBRES
7-9	High
4-6	Medium
1-3	Low

AC2497 - 155 The Terrace - Level 14 - Item Location Plan

- 123 - Presumed asbestos within plant and equipment throughout site
- 108 - Plasters GIB Stopping compounds throughout site
- 028 - Gaskets throughout site
- 121 - HVAC internals throughout site have been presumed to be contaminated with asbestos



Key:

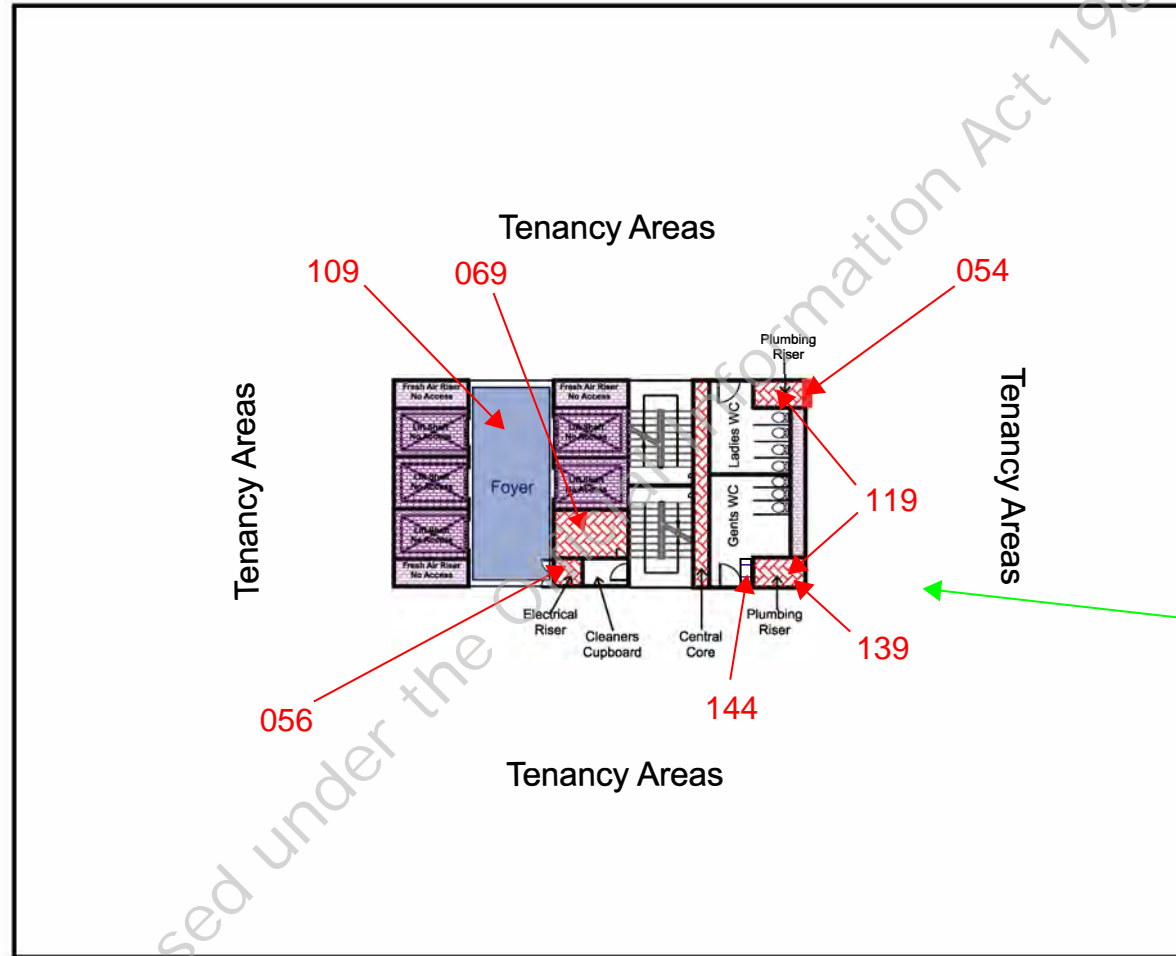
- = Fibre Cement Materials
- = No Access Areas
- = Restricted Access Areas
- XXX = Confirmed or Presumed Asbestos Item
- XXX = Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 12 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

055 - Limited access within ceiling void throughout floor



Key:

	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

Released under the *Official Information Act 1982*

AC2497 - 155 The Terrace - Level 11 - Item Location Plan

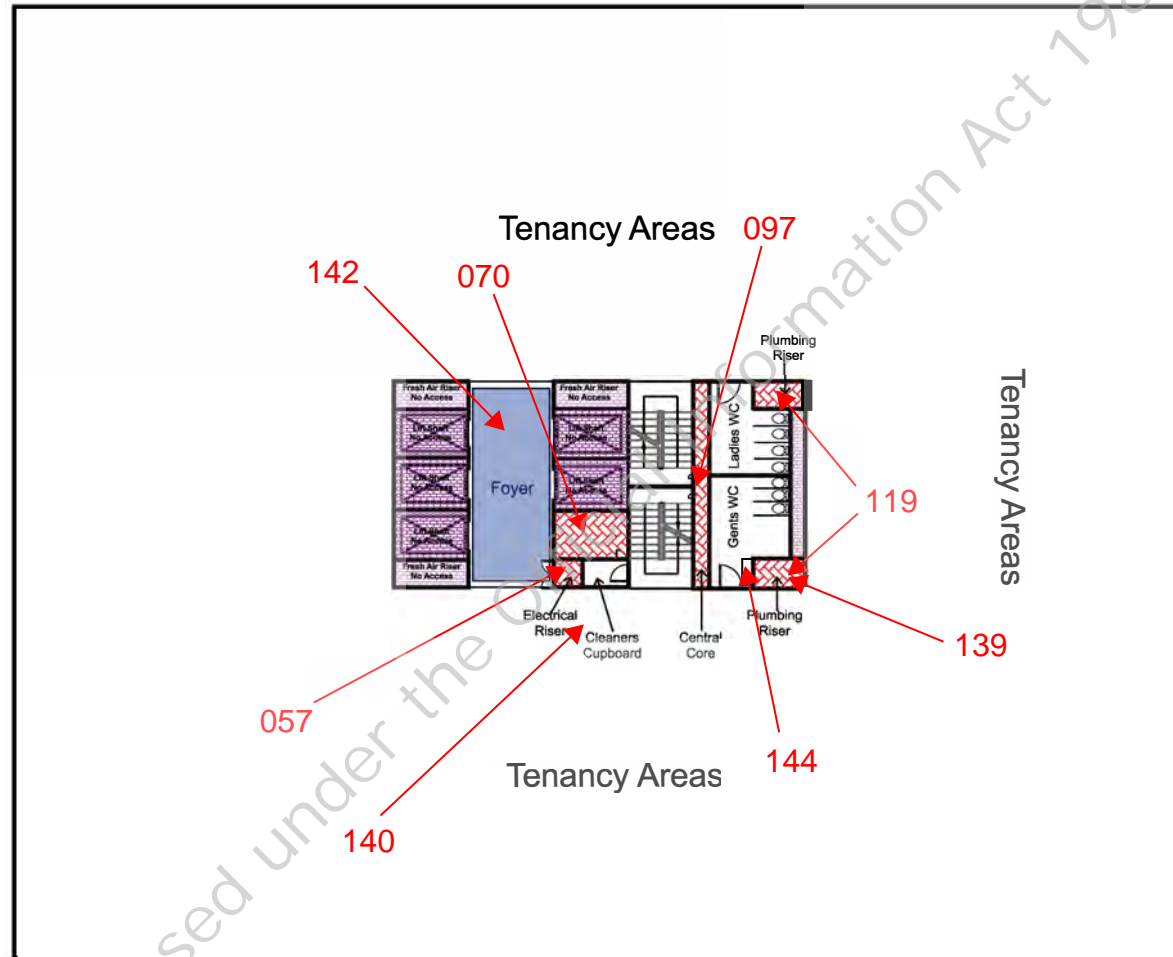
020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

086 - Limited access within ceiling void throughout floor

100 - No access within Fertility tenancy

141 - No access above fixed ceilings adjacent toilets



Key:

	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

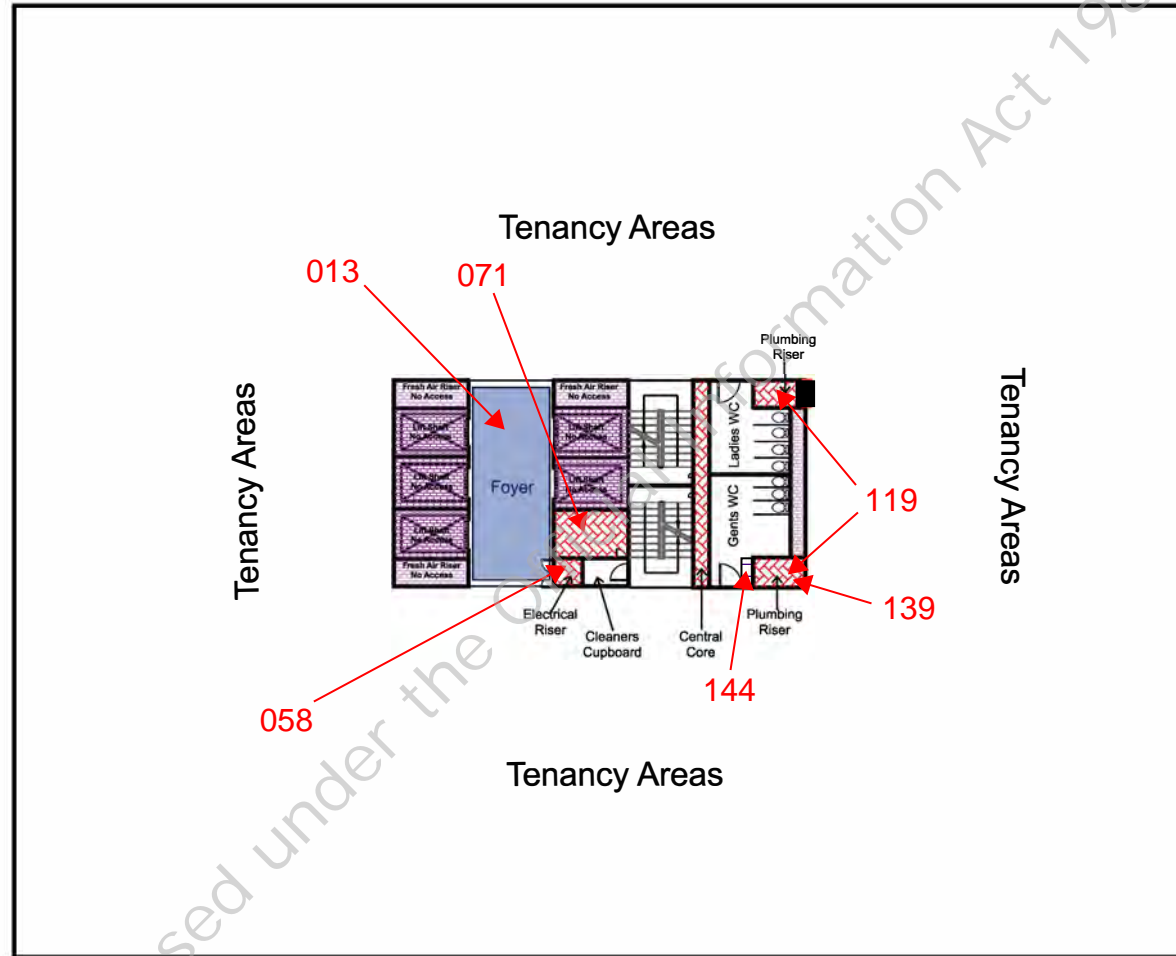
Released under the Official Information Act 1982

AC2497 - 155 The Terrace - Level 10 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

014 - Limited access within ceiling void throughout floor



Key:

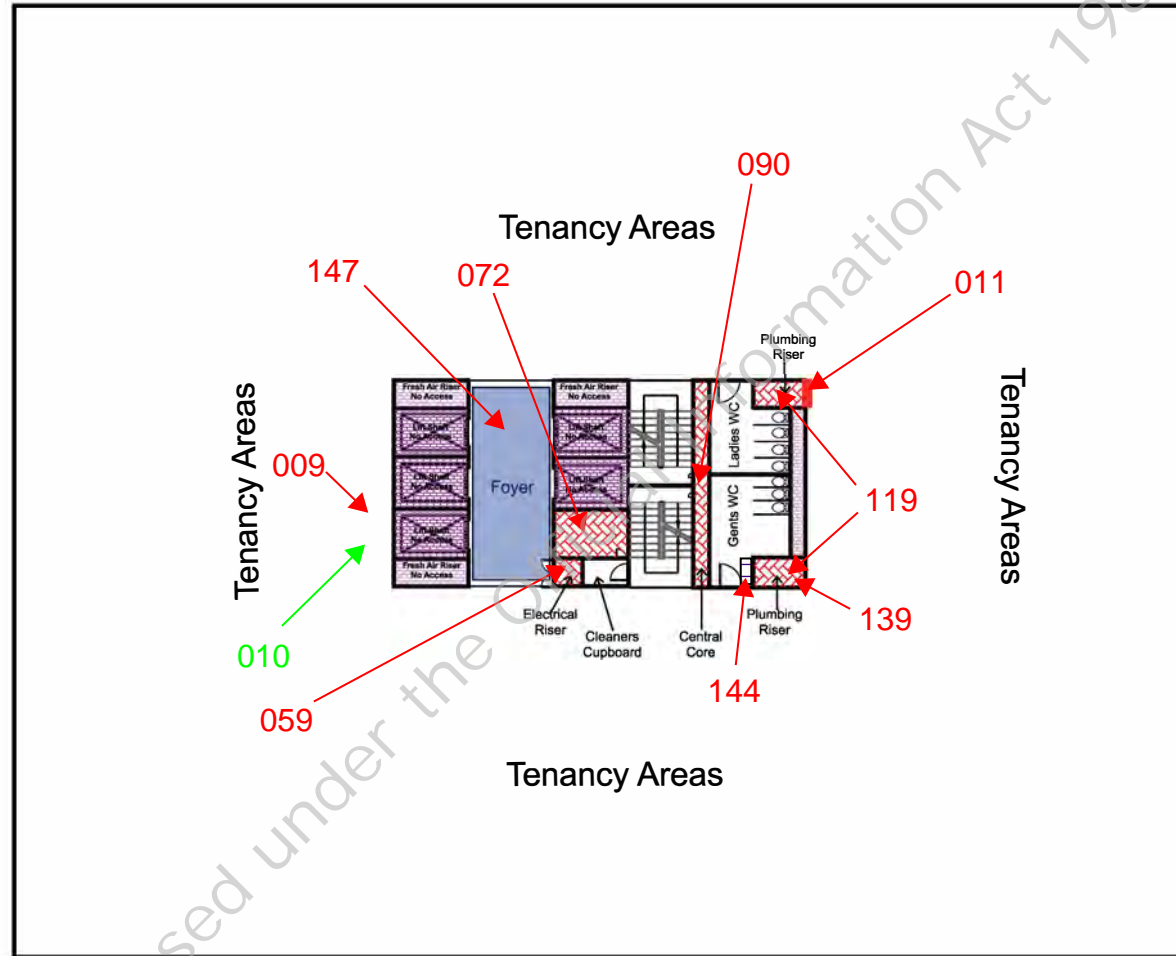
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 9 - Item Location Plan




020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

114 - Limited access within ceiling void throughout floor



Key:

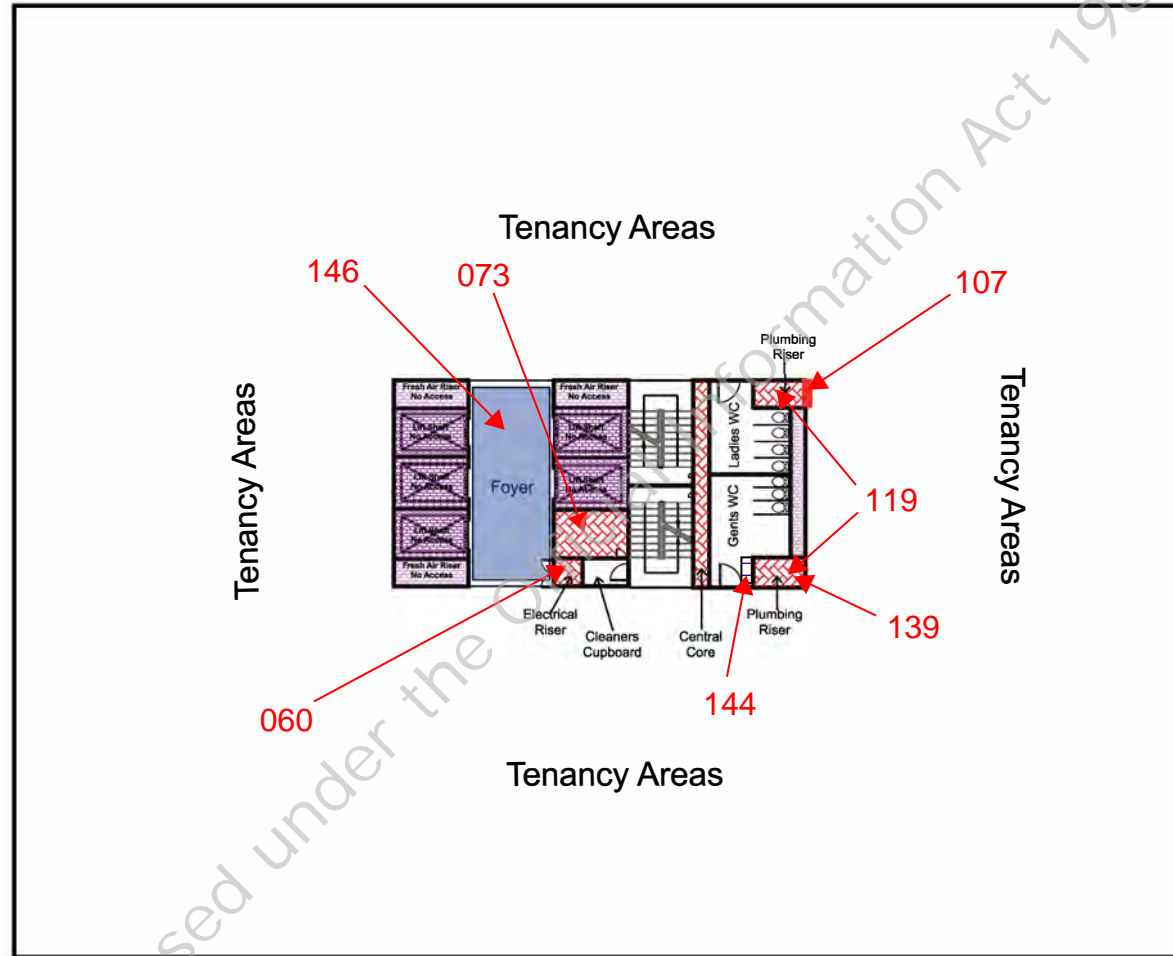
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
XXX	= Asbestos Detected / Presumed Items
XXX	= Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 8 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

113 - Limited access within ceiling void throughout floor



Key:

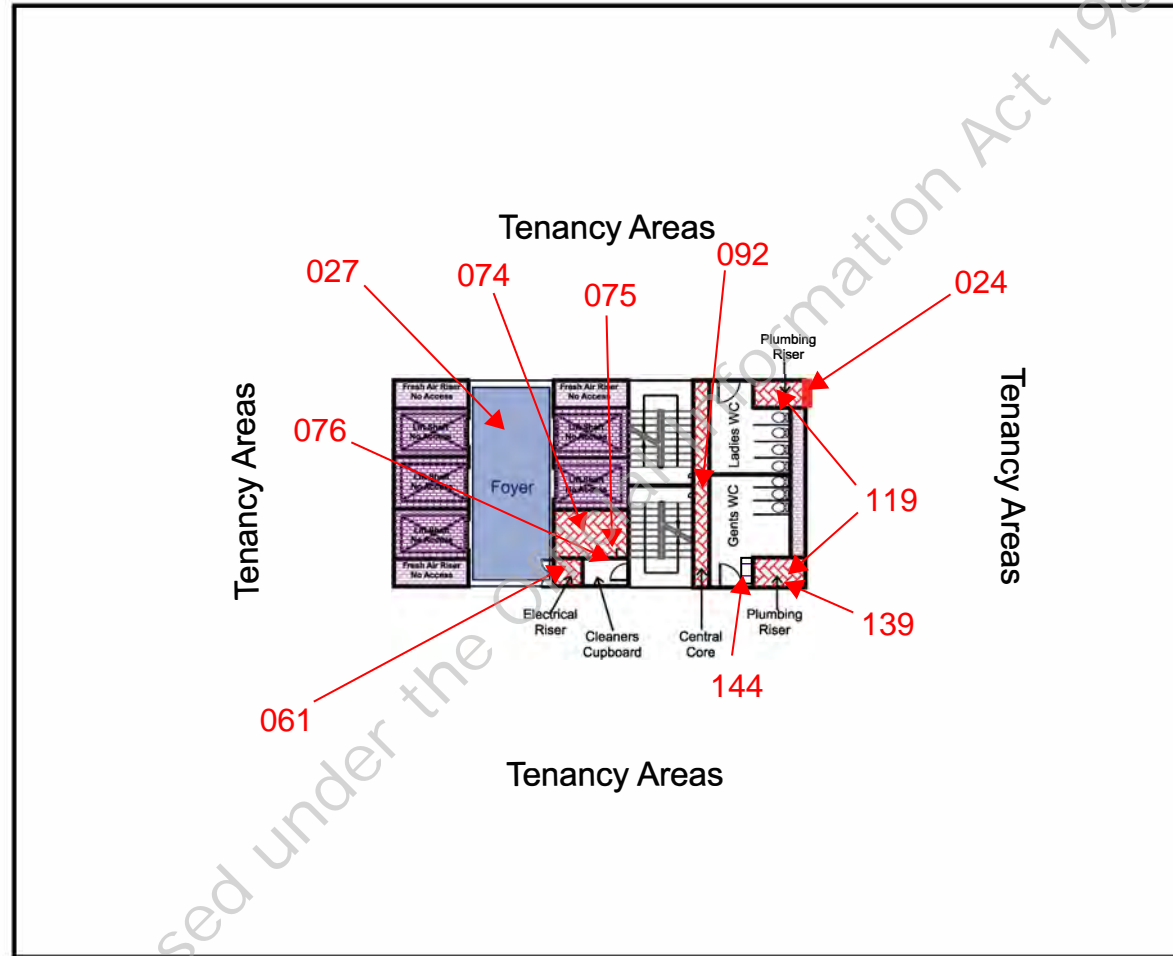
- = Fibre Cement Materials
- = No Access Areas
- = Restricted Access Areas
- XXX = Asbestos Detected / Presumed Items
- XXX = Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 7 - Item Location Plan

020 - Electrical equipment and mains cables throughout site






064 - No access within lift shafts

025 - Limited access within ceiling void throughout floor



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Key:

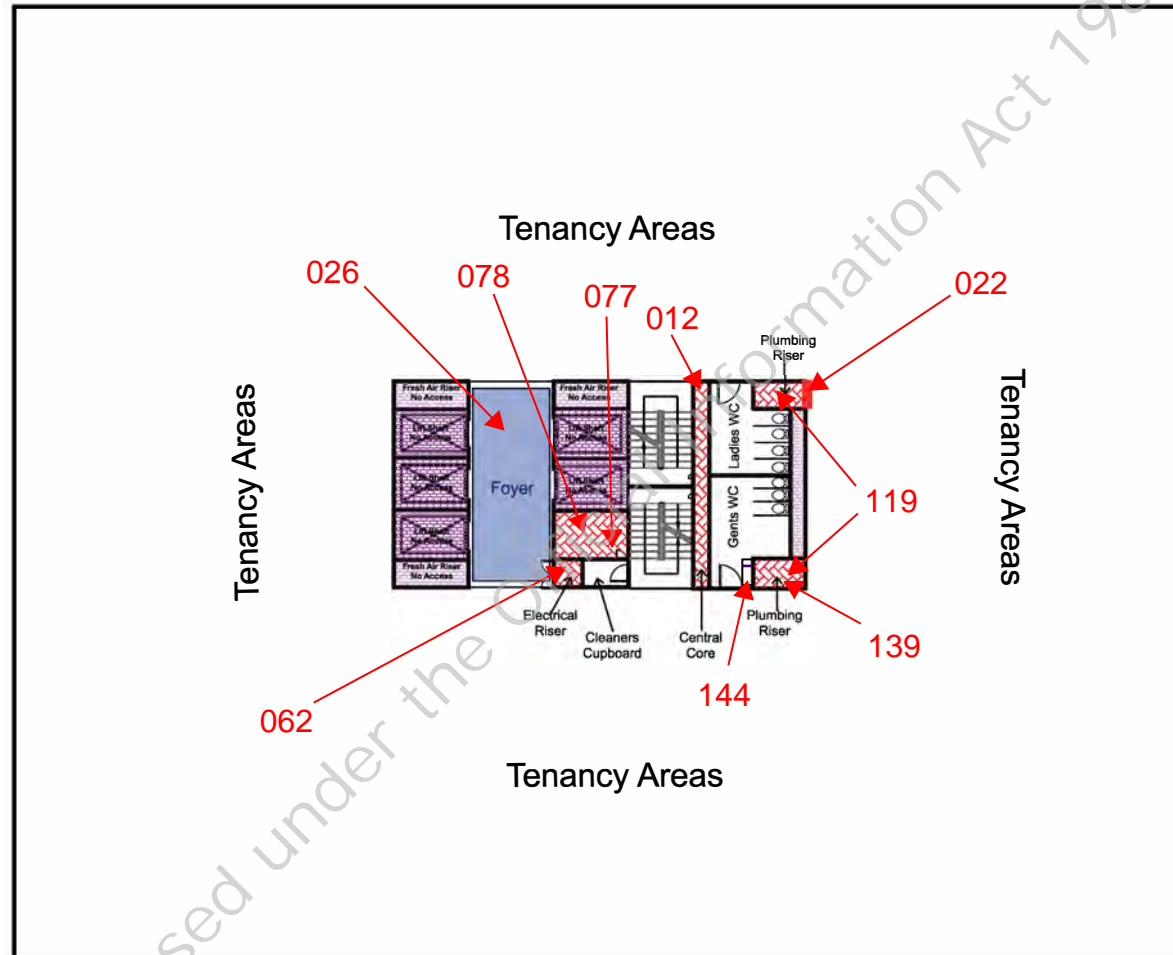
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 6 - Item Location Plan




020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

023 - Limited access within ceiling void throughout floor



Key:

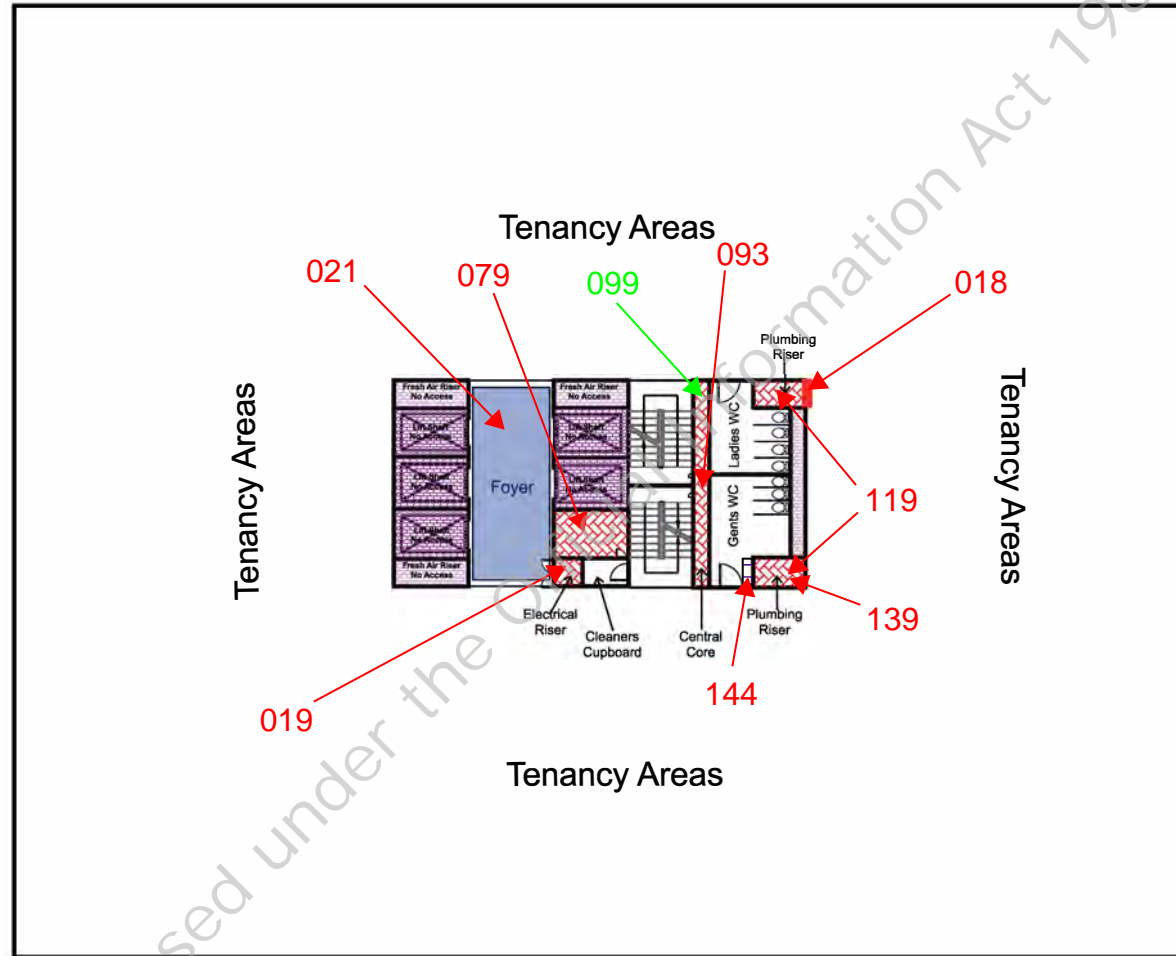
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
XXX	= Asbestos Detected / Presumed Items
XXX	= Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 5 - Item Location Plan






020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

016 - Limited access within ceiling void throughout floor



Key:

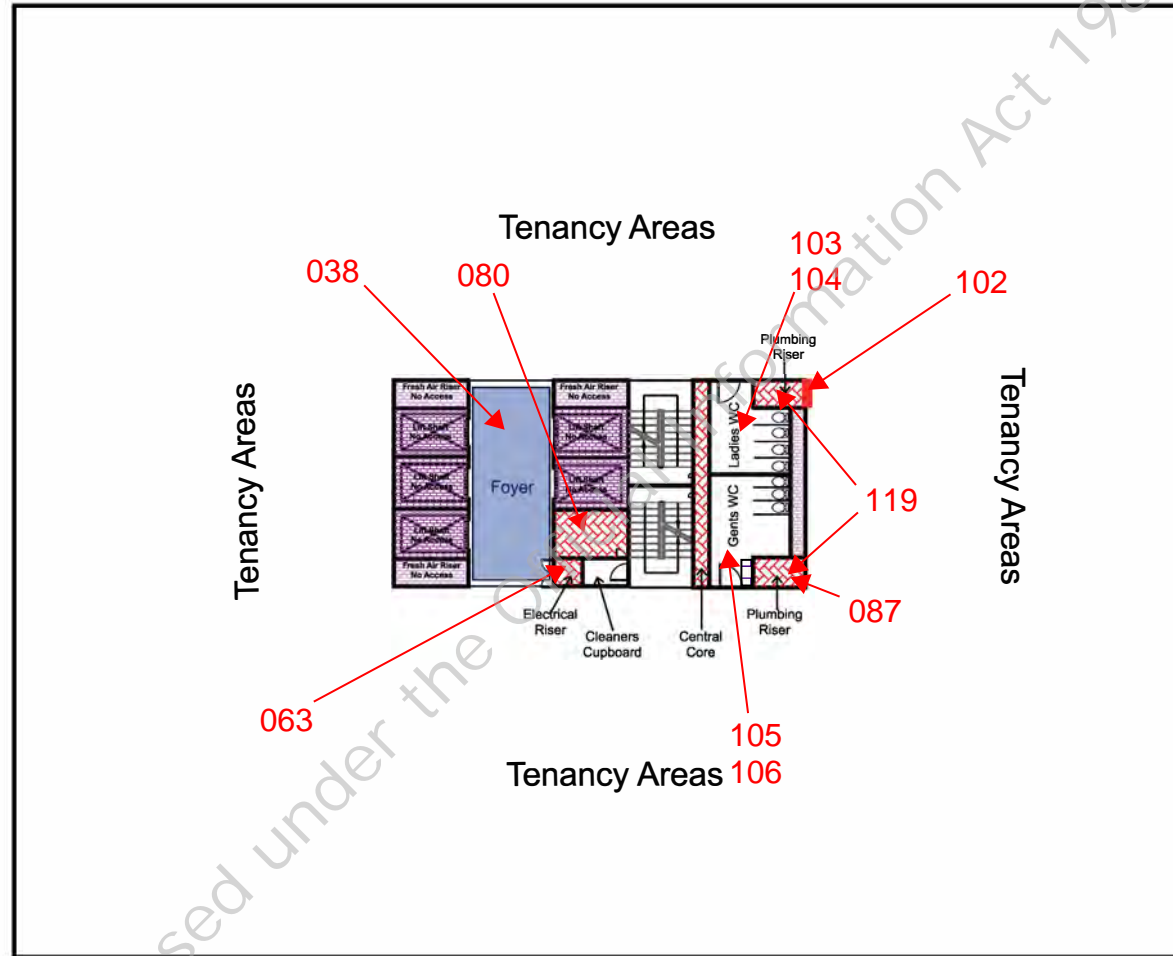
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 4 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

112 - Limited access within ceiling void throughout floor



Key:

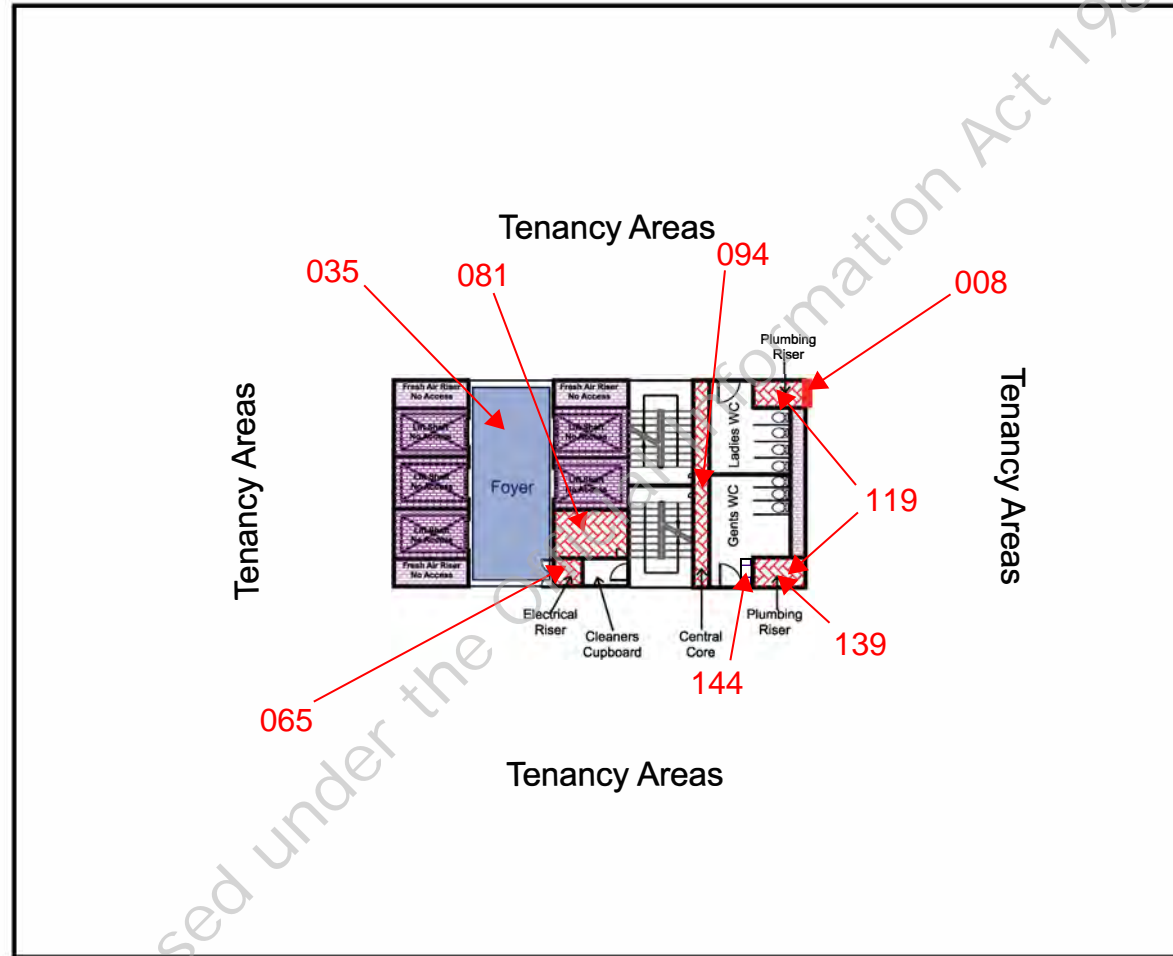
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

AC2497 - 155 The Terrace - Level 3 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

111 - Limited access within ceiling void throughout floor



Key:

	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
	= Asbestos Detected / Presumed Items
	= Asbestos NOT Detected

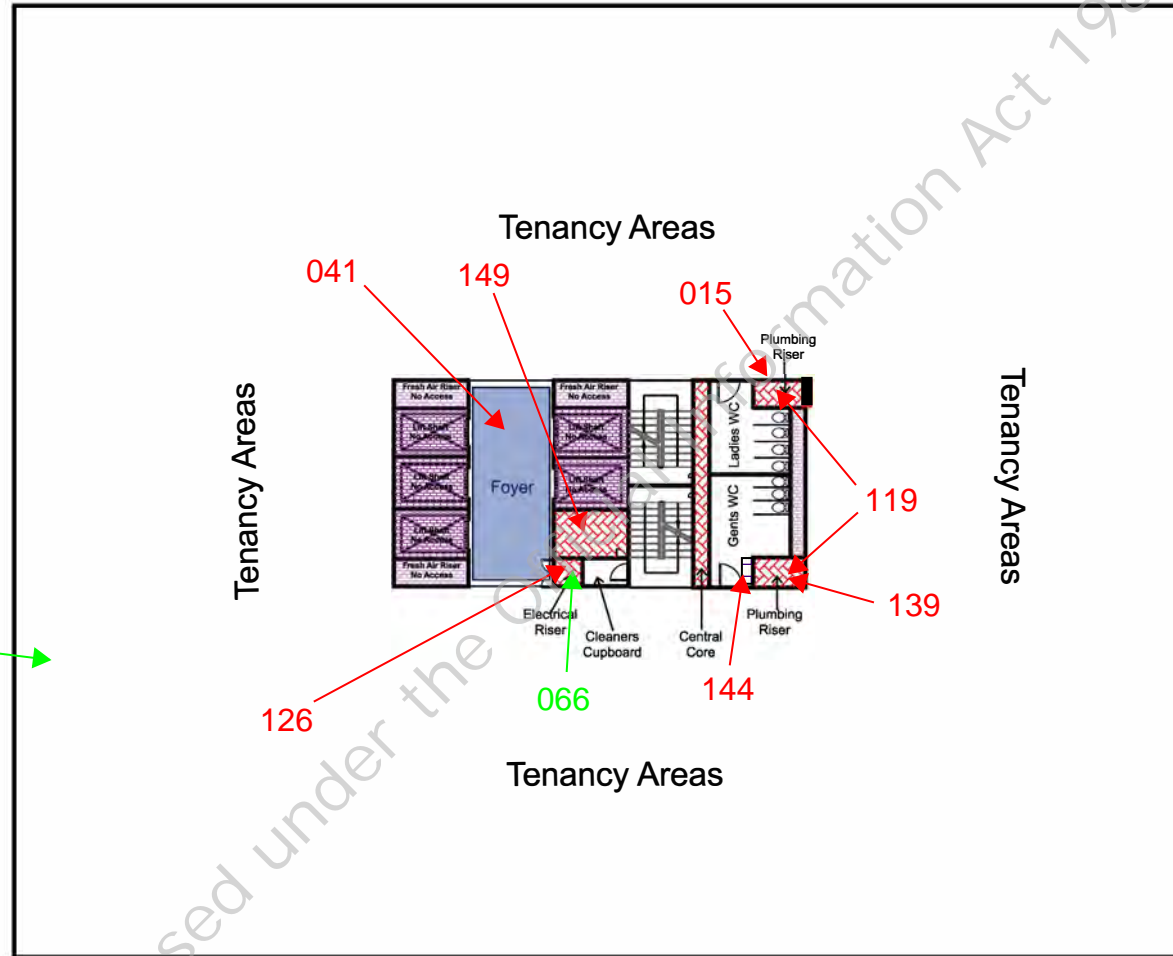
AC2497 - 155 The Terrace - Level 2 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts

125 - Limited access within ceiling void throughout floor

017 →



Key:

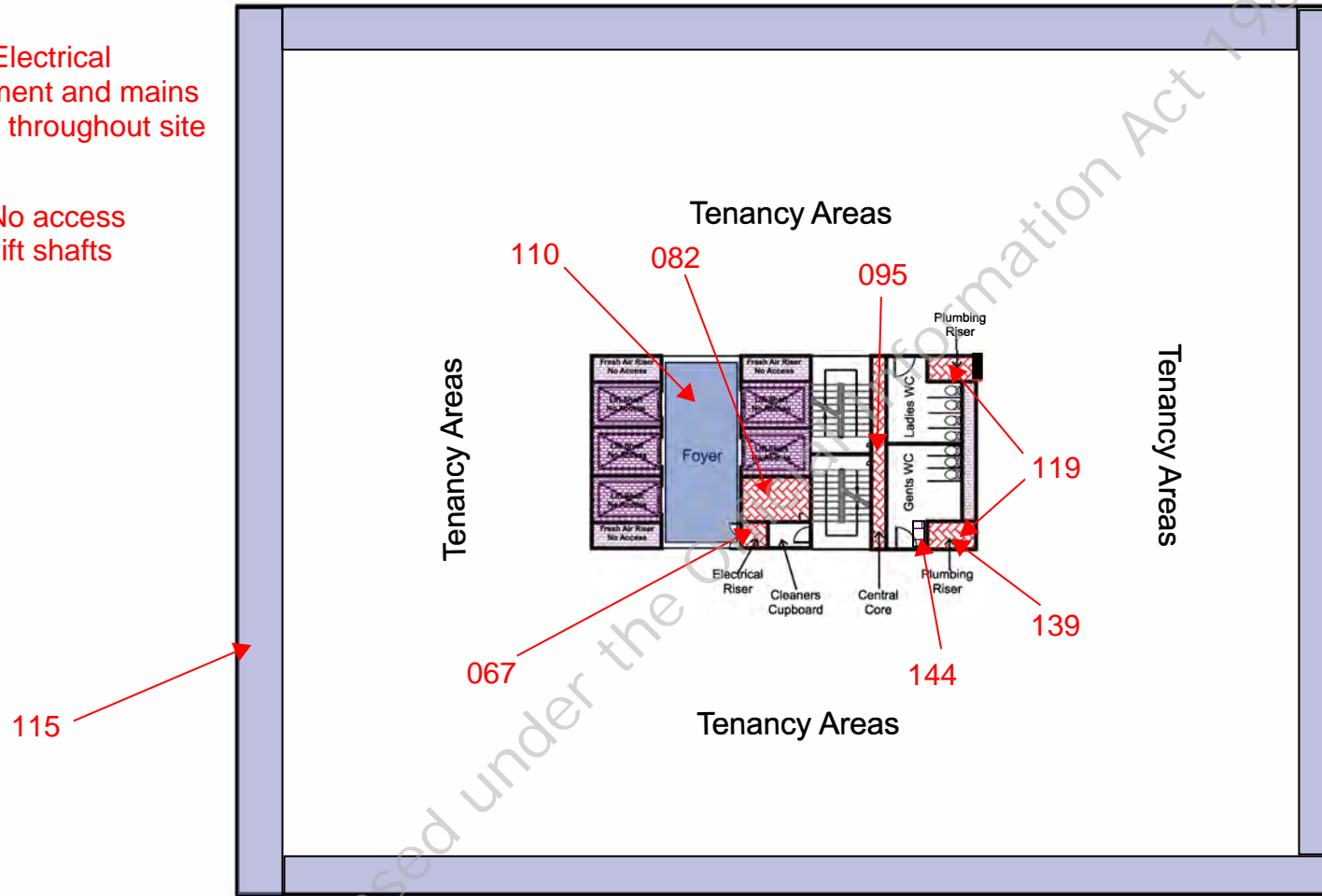
	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
XXX	= Asbestos Detected / Presumed Items
XXX	= Asbestos NOT Detected

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AC2497 - 155 The Terrace - Level 1 - Item Location Plan

020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts



Key:

	= Fibre Cement Materials
	= No Access Areas
	= Restricted Access Areas
XXX	= Asbestos Detected / Presumed Items
XXX	= Asbestos NOT Detected

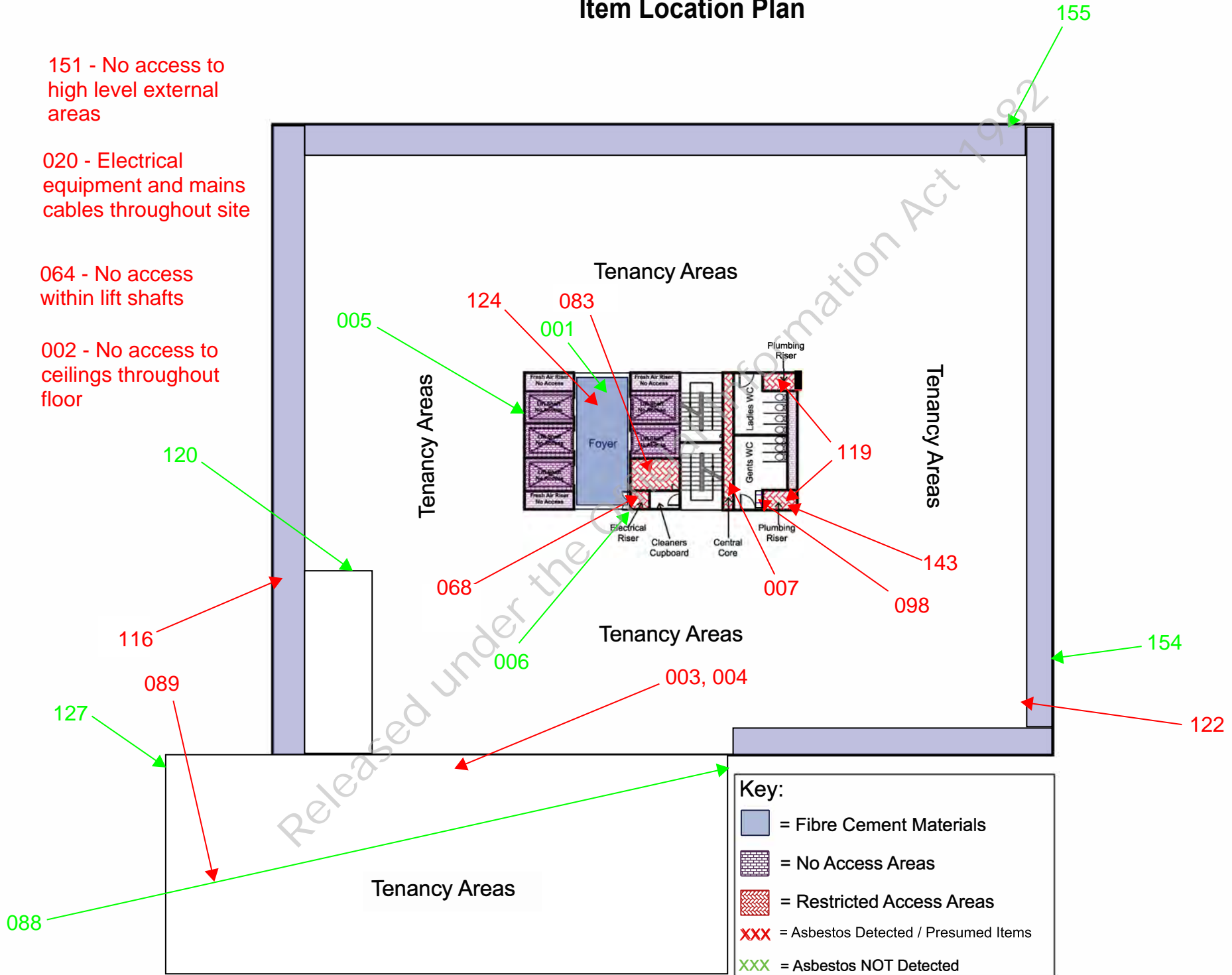
AC2497 - 155 The Terrace - Ground Level - Item Location Plan

151 - No access to high level external areas

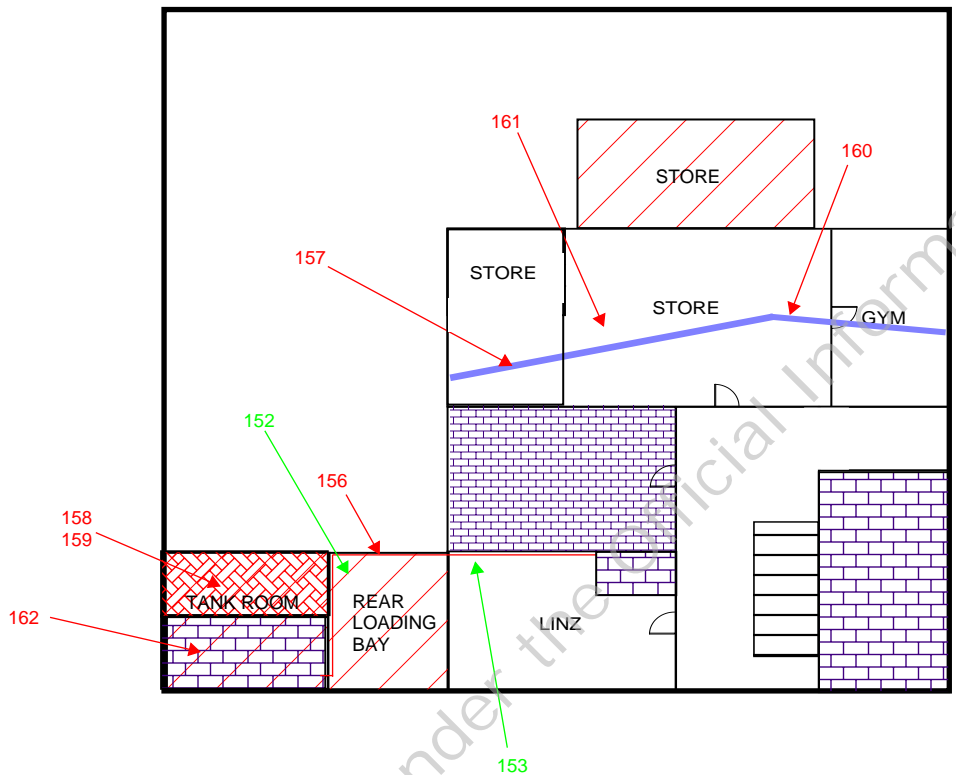
020 - Electrical equipment and mains cables throughout site

064 - No access within lift shafts




002 - No access to ceilings throughout floor



**AC2497 - 155 The Terrace - Basement
(Stairwell and stores only) - Item location
plan**

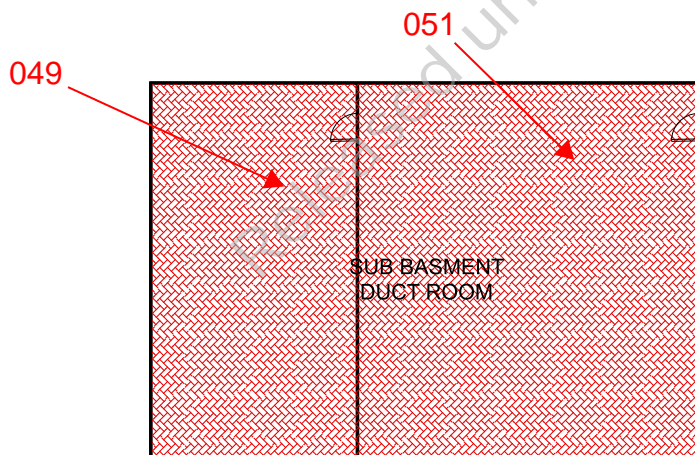
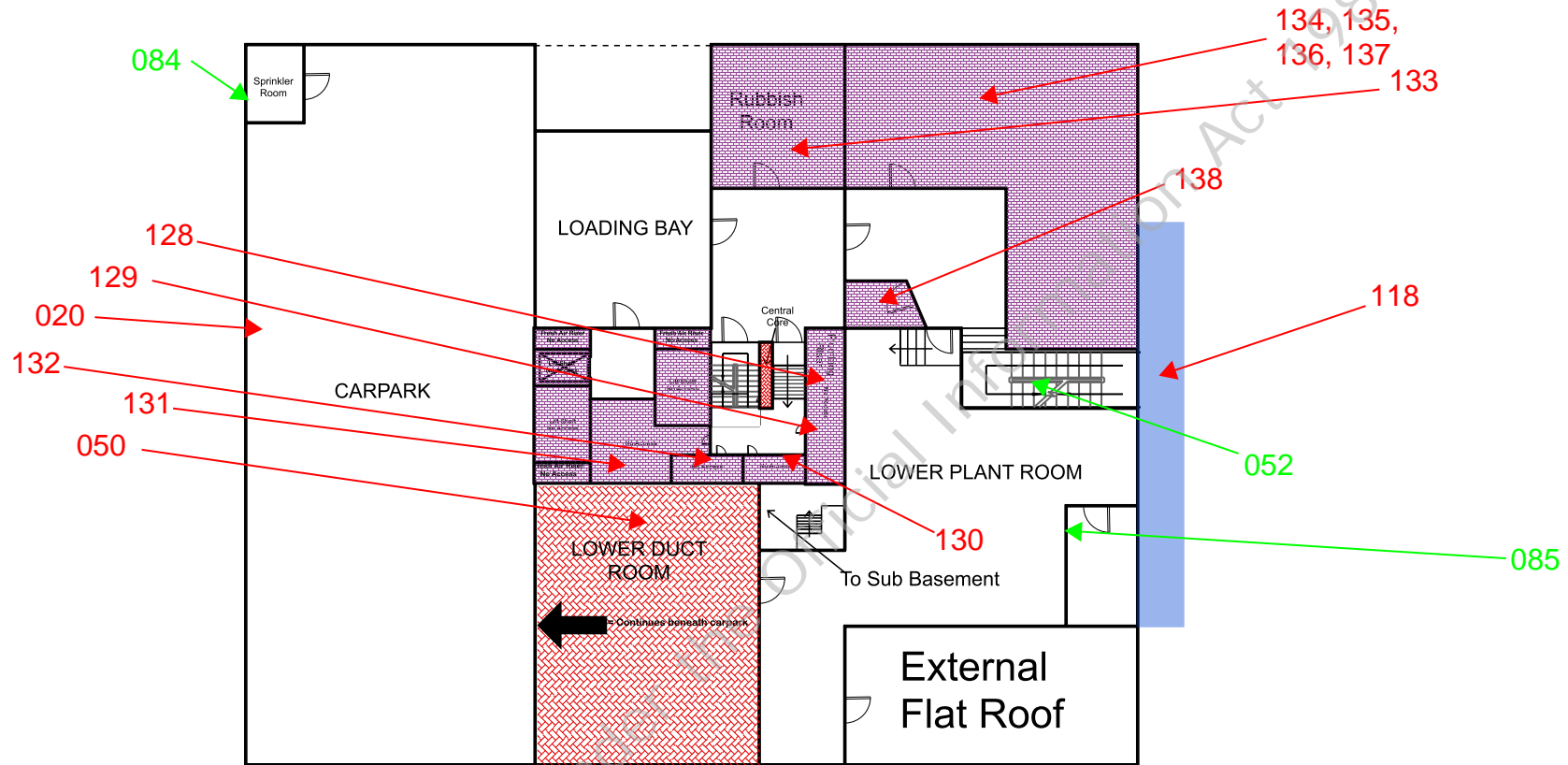


Key:

-  = Fibre Cement Materials
-  = No Access Areas
-  = Restricted Access Areas
- XXX** = Asbestos Detected / Presumed Items
- XXX** = Asbestos NOT Detected

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AC2497 - 155 The Terrace - Basement & Sub Basement - Item Location Plan



Key:

- = Fibre Cement Materials
- = No Access Areas
- = Restricted Access Areas
- XXX = Asbestos Detected / Presumed Items
- XXX = Asbestos NOT Detected