

## Integrity Test – Smoke Test

This certificate is for attention of	Stride
Site Address	7-9 Fanshawe St
Location	Level 4 Main Floor
Asbestos Removal Contractor	RDS
Supervisor	
Brief Description of Removal Works	Removal of sprayed coating residue to Ceiling. Level 4 then suffered damage from a fire on Friday 26 <sup>th</sup> May which has contaminated the tenancy with the Spray Coating Residue. The scope of works now includes the environmental clean of level 4 as well as the removal of the remaining asbestos coating.
Accurate Consulting Assessor	9(2)(a)
Authorised Signature	
Client Witness	
Contact Details	<a href="mailto:emrhys@accurateconsulting.co.nz">mailto:emrhys@accurateconsulting.co.nz</a> Mob: 021 447 672
Date	11 <sup>th</sup> July 2017 – 1300hrs



Preliminary Check of Site Condition (Stage 1)				
The following has been checked as satisfactory:	Yes	No	Not Assessed	Details
Asbestos Removal Control Plan (ARCP) available to and checked by Assessor	✓			
ARCP site layout diagram accurate (or amended appropriately)	✓			
ARCP description of material to be removed clear and accurate				
The following are operational:				
Negative pressure arrangements	✓			4 x AMS 4000 2 x AMS 1500
Vacuum cleaner				
Hygiene facilities - hot/cold water, heating, NRU	✓			4 stage wet dock
Enclosure / work area - adequate lighting and essential inspection equipment	✓			
Enclosure / work area viewing panels		✓		Not possible
The following are free of obvious risks, debris & waste:				
Enclosure / work area & adjacent areas	✓			
Waste route and storage area	✓			
Transit route	✓			
Hygiene facilities	✓			
Additional notes				
Stage 1 Successful	Pass			
Stage 1 Assessor	9(2)(a)			
Stage 1 Assessor Signature				



Smoke Test (Stage 2)	
Enclosure Height (m)	3
Enclosure Area (m <sup>2</sup> )	600
Enclosure Area (m <sup>3</sup> )	1800
Number of clearance samples required (See Below)	8
Smoke Generated into Enclosure	Yes
Enclosure Inspected for Leaks	Yes
Time for Smoke to Leave in Minutes	6.5
Approximate Air Changes per Hour	9
Additional Notes	
Stage 2 Successful	Pass
Stage 2 Assessor	9(2)(a)
Stage 2 Assessor Signature	

### Clearance Samples Required

Enclosure Area M <sup>2</sup>	Enclosure Area M <sup>3</sup>	N <sup>o</sup> of Samples
50	150	2
200	600	4
500	1,500	6
1,000	3,000	9
5,000	15,000	16
10,000	30,000	20



Accurate  
Consulting Ltd

## Minor ACD Clearance Certificate

Reference No: AC0117.32

### Stride Properties

Level 3  
7-9 Fanshawe Street  
Auckland 1010




Inspected by:	9(2)(a)
Reported By:	
Checked and Authorised by:	
Date of Inspection:	13 <sup>th</sup> June 2017
Date of Issue:	13 <sup>th</sup> June 2017
Client:	Spark NZ C/o TBIG
Revision:	Rev.0




## Clearance Certificate

### Minor Asbestos Containing Dust / Debris


This certificate is for attention of	Stride Properties
Site Address	7-9 Fanshawe Street, Auckland
Location	Level 3 – Each area marked on plans
Asbestos Removal Contractor	PDS
Supervisor	S9(2)(a)
Brief Description of Removal Works	Removal of any potentially asbestos contaminated materials and remediation of potentially contaminated water residue from level 3 of building.
Accurate Consulting Assessor	E. Sheldon
Authorised Signature	
Date	13 <sup>th</sup> June 2017



Preliminary Check of Site Condition and Job Completeness (Stage 1)				
The following has been checked as satisfactory	Yes	No	Not Assessed	Details
Asbestos Removal Control Plan (ARCP) available to and checked by Assessor		✓		
ARCP site layout diagram accurate (or amended appropriately)		✓		
ARCP description of material to be removed clear and accurate		✓		
The following are operational:				
Vacuum cleaner	✓			
Hygiene facilities – Bucket/Wet Wipes/Overalls	✓			
Enclosure / work area – adequate lighting and essential inspection equipment if required	✓			
The following are free of obvious risks, debris & waste:				
Enclosure / work area & adjacent areas	✓			
Waste route and storage area	✓			
Transit route	✓			
Hygiene facilities			✓	Semi controlled with respirator zones located in each work area
Additional notes	-			
Stage 1 Successful	Pass			
Stage 1 Assessor	E. Sheldon			
Stage 1 Assessor Signature				



## Thorough Visual Inspection (Stage 2)

The following were assessed and found to be satisfactory	Yes	No	Not Assessed	Details
Enclosure dryness			✓	
Enclosure / work area condition & integrity	✓			
Plant / equipment covers removed			✓	
Ceiling / wall / floor surface cleanliness	✓			
Culvert / drain / sump cleanliness			✓	
Boiler / tank / pipe work etc. cleanliness	✓			
Support bracket cleanliness			✓	
Trays / cable / conduit cleanliness			✓	
Nuts / bolts / flanges / hatch cleanliness			✓	
Light fitting cleanliness			✓	
Ledge / window sill / shelf cleanliness	✓			
Screw holes / around nails cleaned or drilled			✓	
Plant / equipment (covered or uncovered during removal) cleanliness (esp. oily surfaces)			✓	
Portable equipment cleanliness			✓	
Polythene sheeting cleanliness (inc. folds)			✓	
Enclosure / work area surface vacuum cleaning	✓			
Additional Notes	Work carried out as minor ACD, air monitoring performed during works all below 0.01f/ml. Bagged possessions remain to be viewed by occupant before disposal.			
Stage 2 Successful	Pass			
Stage 2 Assessor	E. Sheldon			
Stage 2 Assessor Signature				
Clearance Granted	Granted			

**Appendix A – SURFACE TESTING RESULTS**

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## CERTIFICATE OF ANALYSIS Asbestos Identification

Certificate No: 17-0523

<b>Client:</b>	Accurate Consulting Ltd	<b>Date Sampled:</b>	13/06/2017
<b>Client Contact:</b>	9(2)(a)	<b>Date Received:</b>	14/06/2017
<b>Telephone:</b>	9(2)(a)	<b>Date Analysed:</b>	14/06/2017
<b>Email:</b>	9(2)(a)	<b>Order No.:</b>	AC0117
<b>Address:</b>	396 Great South Road Greenlane, Auckland 1051	<b>Sampled By:</b>	As Received
<b>Site:</b>	7-9 Fanshawe Street, Level 3		

**Test Method:**

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	SW01	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
002	SW02	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
003	SW03	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
004	SW04	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
005	SW05	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
006	SW06	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
007	SW07	Refer to plan	Dust / Debris	N/A	NAD, ORF, SMF	No
008	SW08	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
009	SW09	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
010	SW10	Refer to plan	Dust / Debris	N/A	NAD, ORF	No

**Fibre Identification Legend**

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMG	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRC	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

9(2)(a)



**Appendix B – AIR TESTING RESULTS**

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## AIRBORNE FIBRE CONCENTRATION CERTIFICATE

Job N°	AC0117 20170613 DM01	Sampled by	Accurate Consulting Ltd
Date Received	13 <sup>th</sup> June 2017	Date Reported	13 <sup>th</sup> June 2017
Sampling Date	13 <sup>th</sup> June 2017	Date of Analysis	13 <sup>th</sup> June 2017
Client	Stride Properties	Client Reference	-
Attention:	59(2)(a)	Site	7-9 Fanshawe Street Auckland 1010
Client Address	Level 12 34 Shortland Street Auckland 1010		

Lab Reference	Location	Start (time)	End (time)	Total (mins)	Flow rate (L/min start)	Flow rate (L/min end)	Flow rate (L/min avg)	Fibre count	Fibres/ml
A0523	Level 2 – South At&t Room	11.54	14.30	156	3.0	3.0	3.0	1	<0.01
A0524	Level 2 – Far East	11.56	14.31	155	3.0	3.0	3.0	0	<0.01
A0525	Level 2 – Epson Lobby	11.58	14.38	155	3.0	3.0	3.0	1	<0.01
A0526	Level 3 – North West	12.02	14.36	154	3.0	3.0	3.0	0	<0.01
A0527	Level 3 – Main Stairwell	12.04	14.38	154	3.0	3.0	3.0	1	<0.01

### Test Methods

Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres 2<sup>nd</sup> 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** 9(2)(a)

**Signatory** 9(2)(a)

Fibre count results (fibres/100 fields).

Where the Air Monitoring is not conducted by Accurate Consulting Limited and information is supplied by the client Accurate Consulting Limited cannot be held responsible for any errors caused by sampling or equipment calibrations.

### End of Report

FORM Q

Version 4 - 14 June 2017

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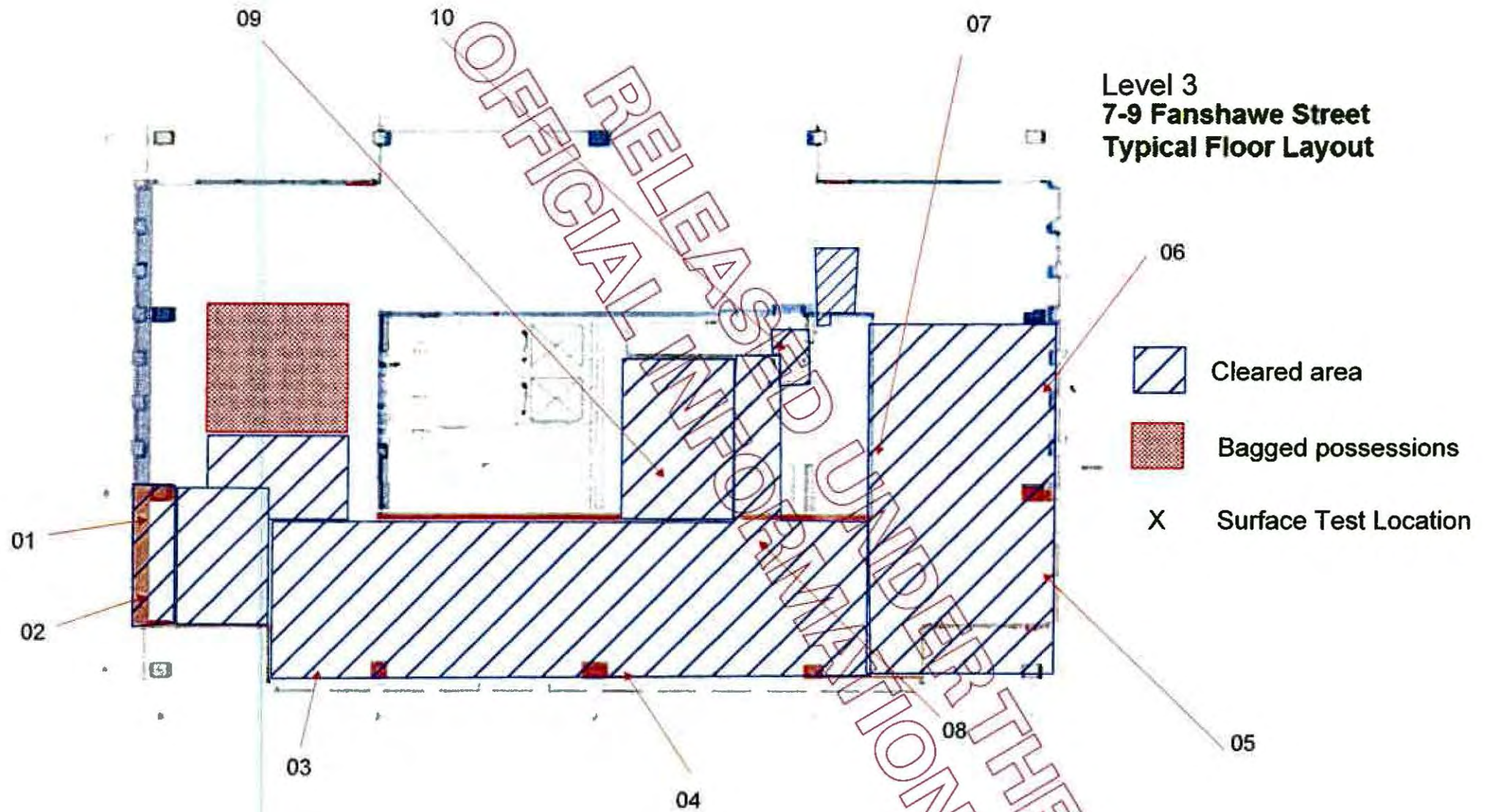
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**Appendix C – LEVEL 3 SAMPLING PLAN**

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**Level 3  
7-9 Fanshawe Street  
Typical Floor Layout**







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Consulting Ltd

## Minor ACD Clearance Certificate

Reference No: AC0117.27

**Stride Properties**  
Ground Floor – Landmark Office  
7-9 Fanshawe Street  
Auckland 1010



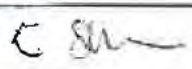
Inspected by:	9(2)(a)
Reported By:	
Checked and Authorised by:	
Date of Inspection:	9 <sup>th</sup> June 2017
Date of Issue:	9 <sup>th</sup> June 2017
Client:	Spark NZ C/o TBIG
Revision:	Rev.0

# Clearance Certificate

## Minor Asbestos Containing Dust / Debris


This certificate is for attention of	Stride Properties
Site Address	7-9 Fanshawe Street, Auckland
Location	Landmark Offices – Each area marked on plans
Asbestos Removal Contractor	PDS
Supervisor	59(2)(a)
Brief Description of Removal Works	Removal of any potentially asbestos contaminated materials and remediation of potentially contaminated water residue from level 1 of building.
Accurate Consulting Assessor	9(2)(a)
Authorised Signature	
Date	9 <sup>th</sup> June 2017



Preliminary Check of Site Condition and Job Completeness (Stage 1)				
The following has been checked as satisfactory	Yes	No	Not Assessed	Details
Asbestos Removal Control Plan (ARCP) available to and checked by Assessor		✓		
ARCP site layout diagram accurate (or amended appropriately)		✓		
ARCP description of material to be removed clear and accurate		✓		
<i>The following are operational:</i>				
Vacuum cleaner		✓		
Hygiene facilities – Bucket/Wet Wipes/Overalls		✓		
Enclosure / work area – adequate lighting and essential inspection equipment if required		✓		
<i>The following are free of obvious risks, debris &amp; waste:</i>				
Enclosure / work area & adjacent areas	✓			
Waste route and storage area	✓			
Transit route	✓			
Hygiene facilities			✓	Semi controlled with respirator zones located in each work area
Additional notes	-			
Stage 1 Successful	Pass			
Stage 1 Assessor	E. Sheldon			
Stage 1 Assessor Signature				



## Thorough Visual Inspection (Stage 2)

The following were assessed and found to be satisfactory	Yes	No	Not Assessed	Details
Enclosure dryness			✓	
Enclosure / work area condition & integrity	✓			
Plant / equipment covers removed			✓	
Ceiling / wall / floor surface cleanliness	✓			
Culvert / drain / sump cleanliness			✓	
Boiler / tank / pipe work etc. cleanliness			✓	
Support bracket cleanliness			✓	
Trays / cable / conduit cleanliness			✓	
Nuts / bolts / flanges / hatch cleanliness			✓	
Light fitting cleanliness			✓	
Ledge / window sill / shelf cleanliness	✓			
Screw holes / around nails cleaned or drilled			✓	
Plant / equipment (covered or uncovered during removal) cleanliness (esp. oily surfaces)			✓	
Portable equipment cleanliness			✓	
Polythene sheeting cleanliness (inc. folds)			✓	
Enclosure / work area surface vacuum cleaning	✓			
Additional Notes	Work carried out as minor ACD, air monitoring performed during works all below 0.01f/ml.			
Stage 2 Successful	Pass			
Stage 2 Assessor	E. Sheldon			
Stage 2 Assessor Signature				
Clearance Granted	Granted			



**Appendix A – SURFACE TESTING RESULTS**

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## CERTIFICATE OF ANALYSIS Asbestos Identification

Certificate No: 17-0475

<b>Client:</b>	Accurate Consulting Ltd	<b>Date Sampled:</b>	8/06/2017
<b>Client Contact:</b>	9(2)(a)	<b>Date Received:</b>	8/06/2017
<b>Telephone:</b>	9(2)(a)	<b>Date Analysed:</b>	8/06/2017
<b>Email:</b>	9(2)(a)	<b>Order No.:</b>	AC0117
<b>Address:</b>	396 Great South Road Greenlane, Auckland 1051	<b>Sampled By:</b>	As Received
<b>Site:</b>	7-9 Fanshawe Street, Landmark		

**Test Method:**

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Sample 1	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
002	Sample 2	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
003	Sample 3	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
004	Sample 4	Refer to plan	Dust / Debris	N/A	NAD, ORF	No

**Fibre Identification Legend**

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

9(2)(a)



## CERTIFICATE OF ANALYSIS

### Asbestos Identification

Certificate No: 17-0484

**Client:** Accurate Consulting Ltd  
**Client Contact:** 9(2)(a)  
**Telephone:** 9(2)(a)  
**Email:** 9(2)(a)  
**Address:** 396 Great South Road  
Greenlane, Auckland 1051  
**Site:** 7-9 Fanshawe Street, Landmark

**Date Sampled:** 9/06/2017  
**Date Received:** 9/06/2017  
**Date Analysed:** 9/06/2017  
**Order No.:** AC011727  
**Sampled By:** As Received

**Test Method:**

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Sample 5	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
002	Sample 6	Refer to plan	Dust / Debris	N/A	NAD, ORF	No
003	Sample 7	Refer to plan	Dust / Debris	N/A	NAD, ORF	No

**Fibre Identification Legend**

CHR	Chrysotile (White asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

9(2)(a)

**Appendix B – LANDMARK OFFICE SAMPLING PLAN**

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Landmark Office Surface Testing Plans

Cleared work areas



04

03

07



01

02

06

05

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Ref: AC0117  
8<sup>th</sup> June 2017

Att. **S9(2)(a)**  
Stride Property,  
Level 12, 34 Shortland Street  
Auckland 1010, New Zealand

Dear **S9(2)(a)**

**7-9 Fanshawe Street – Level 6 & 7 Rear Staircase – Dust Sampling**

On Tuesday 6<sup>th</sup> June 2017, **9(2)(a)** of Accurate Consulting Ltd attended site at the above address to undertake surface testing for asbestos within the rear staircase where access has been restricted following the fire event on 26<sup>th</sup> May 2017. The following summarises our findings.

No asbestos was detected within the composite surface tests and debris samples taken from the following areas on 6<sup>th</sup> June:

- Level 6 – Corridor from staircase to toilet
- Level 6/7 – Lower part of staircase leading up to level 7
- Level 6/7 – Upper part of staircase leading up to level 7
- Level 7 – Top of staircase

The floor plans in **Appendix A** show the locations of all tests referenced above. See **Appendix B** for full sample analysis results.

Please don't hesitate to get in touch if you have any questions regarding the information above.

Yours Sincerely,

**9(2)(a)**

**9(2)(a)**

Consultant  
Accurate Consulting Ltd



**APPENDIX A: PLANS**

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Dust Sampling Locations

7-9 Fanshawe Street  
Typical Floor Layout



Level 6



**APPENDIX B CERTIFICATE OF ANALYSIS**

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**ANALYSIS REPORT** Page 1 of 1

<b>Client:</b> Accurate Consulting Limited	<b>Lab No:</b> 1787717 <span style="float: right;">ASPv1</span>
<b>Contact:</b> 9(2)(a) C/- Accurate Consulting Limited 396 Great South Road Greenlane Auckland 1051	<b>Date Received:</b> 06-Jun-2017 <b>Date Reported:</b> 07-Jun-2017 <b>Quote No:</b> 76974 <b>Order No:</b> <b>Client Reference:</b> AC0117 <b>Add. Client Ref:</b> Sampled: 06/06/2017 <b>Submitted By:</b> Emrhysh Sheldon

**Sample Type: Building Material**

Sample Name	Lab Number	Sample Category	Sample Weight on receipt	Asbestos Presence / Absence
Rear Staircase L6 Corridor	1787717.1	Debris	1.86	Asbestos NOT detected.
Rear Staircase L6/L7 (1)	1787717.2	Debris	2.20	Asbestos NOT detected.
Rear Staircase L6/L7 (2)	1787717.3	Debris	1.08	Asbestos NOT detected.
Rear Staircase L7	1787717.4	Other	1.00	Asbestos NOT detected.

**Analyst's Comments**

Appendix No.1 - Chain of Custody

**SUMMARY OF METHODS**

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

**Sample Type: Building Material**

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Bulk Materials			
Sample Category	Assessment of sample type. Analysed at Hill Laboratories - Asbestos; 72 Grafton Road, Auckland.	-	1-4
Sample Weight on receipt	Sample weight. Analysed at Hill Laboratories - Asbestos; 72 Grafton Road, Auckland.	0.01 g	1-4
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 72 Grafton Road, Auckland. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples	-	1-4

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This report must not be reproduced, except in full, without the written consent of the signatory.

9(2)(a)

Auckland Branch Manager



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked \*, which are not accredited.



End of Report

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This report was prepared solely for the purpose set out herein and it is not intended that any other person use or rely on it.

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

This report is not intended to be used for the purposes of tendering, programming of works, dismantling or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only. Measurements and calculations by volume of any material should not be used for contractual terms as the measurements represented are approximate.



Accurate  
Consulting Ltd

## Minor ACD Clearance Certificate

Reference No: AC0117.47

### Stride Properties

Rear Staircase Basement – Level 5  
7-9 Fanshawe Street  
Auckland 1010



Inspected by:	9(2)(a)
Reported By:	
Checked and Authorised by:	
Date of inspection:	29 <sup>th</sup> June 2017
Date of issue:	29 <sup>th</sup> June 2017
Client:	Spark NZ C/o TBIG
Revision:	Rev.0



## Clearance Certificate

### Minor Asbestos Containing Dust / Debris

This certificate is for attention of	Stride Properties
Site Address	7-9 Fanshawe Street, Auckland
Location	Rear Staircase (Basement to Level 5)
Asbestos Removal Contractor	PDS
Supervisor	S9(2)(a)
Brief Description of Removal Works	Removal of minor asbestos containing dust/residue and soot from surfaces within staircase, removal of items too damaged to clean.
Accurate Consulting Assessor	9(2)(a)
Authorised Signature	
Date	29 <sup>th</sup> June 2017



## Preliminary Check of Site Condition and Job Completeness (Stage 1)

The following has been checked as satisfactory:	Yes	No	Not Assessed	Details
Asbestos Removal Control Plan (ARCP) available to and checked by Assessor	✓			
ARCP site layout diagram accurate (or amended appropriately)	✓			
ARCP description of material to be removed clear and accurate	✓			
<i>The following are operational:</i>				
Vacuum cleaner	✓			
Hygiene facilities – Bucket/Wet Wipes/Overalls	✓			
Enclosure / work area – adequate lighting and essential inspection equipment if required	✓			
<i>The following are free of obvious risks, debris &amp; waste:</i>				
Enclosure / work area & adjacent areas	✓			1 x NPU
Waste route and storage area	✓			
Transit route	✓			
Hygiene facilities	✓			3 stage air lock
Additional notes	-			
Stage 1 Successful	Pass			
Stage 1 Assessor	9(2)(a)			
Stage 1 Assessor Signature				



Thorough Visual Inspection (Stage 2)				
The following were assessed and found to be satisfactory	Yes	No	Not Assessed	Details
Enclosure dryness	✓			
Enclosure / work area condition & integrity	✓			
Plant / equipment covers removed				
Ceiling / wall / floor surface cleanliness	✓			
Culvert / drain / sump cleanliness			✓	
Boiler / tank / pipe work etc. cleanliness	✓			
Support bracket cleanliness			✓	
Trays / cable / conduit cleanliness			✓	
Nuts / bolts / flanges / hatch cleanliness			✓	
Light fitting cleanliness	✓			
Ledge / window sill / shelf cleanliness	✓			
Screw holes / around nails cleaned & drilled			✓	
Plant / equipment (covered or uncovered during removal) cleanliness (esp. oily surfaces)			✓	
Portable equipment cleanliness			✓	
Polythene sheeting cleanliness (inc. folds)			✓	
Enclosure / work area surface vacuum cleaning	✓			
Additional Notes	Extensive fire damage to walls, ceiling, doors and framework, cleaned as far as reasonably practical. Riser doors opened and cleaned as far as possible.			
Stage 2 Successful	Pass			
Stage 2 Assessor	9(2)(a)			
Stage 2 Assessor Signature				
Clearance Granted	Granted			



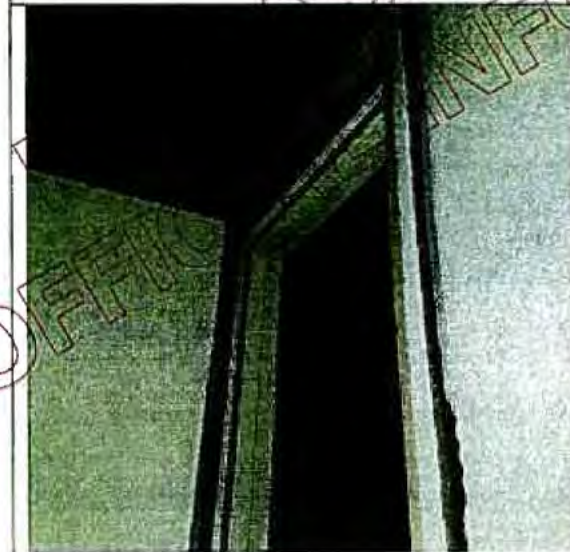
## PHOTOGRAPHS



Photograph 1 – Standard of cleanliness



Photograph 2 – Standard of cleanliness



Photograph 3 – Standard of cleanliness



Photograph 4 – Standard of cleanliness





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**APPENDIX A - SURFACE TESTING RESULTS CERTIFICATE**

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## CERTIFICATE OF ANALYSIS Asbestos Identification

Certificate No: 17-0651

<b>Client:</b>	Accurate Consulting Ltd	<b>Date Sampled:</b>	29/06/2017
<b>Client Contact:</b>	9(2)(a)	<b>Date Received:</b>	29/06/2017
<b>Telephone:</b>	9(2)(a)	<b>Date Analysed:</b>	29/06/2017
<b>Email:</b>	9(2)(a)	<b>Order No.:</b>	AC0117
<b>Address:</b>	396 Great South Road Greenlane, Auckland 1051	<b>Sampled By:</b>	As Received
<b>Site:</b>	7-9 Fanshawe Street - Rear Staircase B-L5		

**Test Method:**

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS In-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Clearance Swab 1	Basement - Floor	Dust / Debris	N/A	NAD, ORF	No
002	Clearance Swab 2	GF- Floor	Dust / Debris	N/A	NAD, ORF	No
003	Clearance Swab 3	L1- Floor	Dust / Debris	N/A	NAD, ORF	No
004	Clearance Swab 4	L1.5- Floor	Dust / Debris	N/A	NAD, ORF	No
005	Clearance Swab 5	L2.5- Floor	Dust / Debris	N/A	NAD, ORF	No
006	Clearance Swab 6	L3- Floor	Dust / Debris	N/A	NAD, ORF	No
007	Clearance Swab 7	L3.5- Floor	Dust / Debris	N/A	NAD, ORF	No
008	Clearance Swab 8	L4- Door Frame	Dust / Debris	N/A	NAD, ORF	No
009	Clearance Swab 9	L4- Wall	Dust / Debris	N/A	NAD, ORF	No
010	Clearance Swab 10	L4- Floor	Dust / Debris	N/A	NAD, ORF	No
011	Clearance Swab 11	L4.5- Floor	Dust / Debris	N/A	NAD, ORF	No
012	Clearance Swab 12	L5- Wall	Dust / Debris	N/A	NAD, ORF	No
013	Clearance Swab 13	L5.5- Cupboard	Dust / Debris	N/A	NAD, ORF	No

### Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

9(2)(a)

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**APPENDIX B – AIR TESTING RESULTS CERTIFICATE**

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Consulting Ltd

## Integrity Test – Pass

### Stride Properties

Level 4 Lift Lobby  
7-9 Fanshawe Street  
Auckland 1010

Reference No: AC0117-50



Inspected by:	9(2)(a)
Reported By:	
Checked and Authorised by:	
Date of Test:	5 <sup>th</sup> July 2017
Date of Issue:	5 <sup>th</sup> July 2017
Client:	Stride Properties
Revision:	Rev.0



## AIRBORNE FIBRE CONCENTRATION CERTIFICATE

Job N°	AC0117 20170630 DM01	Sampled by	Accurate Consulting Ltd
Date Received	30 <sup>th</sup> June 2017	Date Reported	30 <sup>th</sup> June 2017
Sampling Date	30 <sup>th</sup> June 2017	Date of Analysis	30 <sup>th</sup> June 2017
Client	Stride Properties	Client Reference	-
Attention:	59(2)(a)	Site	7-9 Fanshawe Street Auckland 1010
Client Address	Level 12 34 Shortland Street Auckland 1010		

Lab Reference	Location	Start (time)	End (time)	Total (mins)	Flow rate (L/min start)	Flow rate (L/min end)	Flow rate (L/min avg)	Fibre count	Fibres/ml
A0678	Level 5 – Side Stairwell	10.42	13.54	192	2.0	2.0	2.0	0	<0.01
A0679	Level 4 – Side Stairwell	10.47	14.24	217	2.0	2.0	2.0	0.5	<0.01
A0680	Level 2 – Side Stairwell	10.38	13.51	193	2.0	2.0	2.0	0	<0.01

**Test Methods**

Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres 2<sup>nd</sup> 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**

9(2)(a)

**Signatory**

Fibre count results (fibres/100 fields).

Where the Air Monitoring is not conducted by Accurate Consulting Limited and information is supplied by the client Accurate Consulting Limited cannot be held responsible for any errors caused by sampling or equipment calibrations.

**End of Report**



## Integrity Test – Smoke Test

This certificate is for attention of	Stride
Site Address	7-9 Fanshawe St
Location	Level 4 Lift Lobby
Asbestos Removal Contractor	PDS
Supervisor	S 9(2)(a)
Brief Description of Removal Works	Environmental clean of all enclosure surfaces inside level 4 lift lobby of potentially contaminated residue.
Accurate Consulting Assessor	9(2)(a)
Authorised Signature	9(2)(a)
Client Witness	S 9 (2) (a)
Contact Details	9(2)(a)
Date	6 <sup>th</sup> July 2017 – 1500hrs



Preliminary Check of Site Condition (Stage 1)				
The following has been checked as satisfactory:	Yes	No	Not Assessed	Details
Asbestos Removal Control Plan (ARCP) available to and checked by Assessor	✓			
ARCP site layout diagram accurate (or amended appropriately)	✓			
ARCP description of material to be removed clear and accurate	✓			
The following are operational:				
Negative pressure arrangements	✓			1 x 1500
Vacuum cleaner	✓			
Hygiene facilities - hot/cold water, heating, NPU	✓			3 stage air lock
Enclosure / work area - adequate lighting and essential inspection equipment	✓			
Enclosure / work area viewing panels		✓		Not possible
The following are free of obvious risks, debris & waste:				
Enclosure / work area & adjacent areas	✓			
Waste route and storage area	✓			
Transfer route	✓			
Hygiene facilities:	✓			
Additional notes				
Stage 1 Successful	Pass			
Stage 1 Assessor	9(2)(a)			
Stage 1 Assessor Signature				



Smoke Test (Stage 2)	
Enclosure Height (m)	2.5
Enclosure Area (m <sup>2</sup> )	12
Enclosure Area (m <sup>3</sup> )	30
Number of clearance samples required (See Below)	2
Smoke Generated into Enclosure	Yes
Enclosure Inspected for Leaks	Yes
Time for Smoke to Leave in Minutes	6
Approximate Air Changes per Hour	10
Additional Notes	
Stage 2 Successful	Pass
Stage 2 Assessor	9(2)(a)
Stage 2 Assessor Signature	

### Clearance Samples Required

Enclosure Area M <sup>2</sup>	Enclosure Area M <sup>3</sup>	N° of Samples
50	150	2
200	600	4
500	1,500	6
1,000	3,000	9
5,000	15,000	16
10,000	30,000	20





Ref: AC0117  
9<sup>th</sup> June 2017

Att. 59(2)(a)  
Stride Property,  
Level 12, 34 Shortland Street  
Auckland 1010, New Zealand

Dear 59(2)(a)

**Overview of Fire Event During Asbestos Removal Works on 26<sup>th</sup> May 2017; 7-9 Fanshawe Street, Auckland CBD.**

On 26<sup>th</sup> May 2017 a fire occurred on level 4 of 7-9 Fanshawe Street and the building was evacuated. At the time of the fire a 'live' asbestos removal enclosure was operating on level 4 of the building and this was breached by the fire.

Before the fire occurred, the asbestos removal work was carried out under fully controlled conditions and the daily air monitoring in areas surrounding the asbestos removal zone proved the controls in place to be effective. Once the enclosure was breached and other control measures became inoperable due to the fire an assessment needed to be made of the potential for asbestos to have spread to other areas of the building during the event.

Air monitoring carried out as part of normal daily routine was unable to be assessed as the filters in the air monitoring pumps became severely overloaded with smoke and so were not able to be analysed. Air monitoring carried out to areas of the building most likely to be affected 4 – 6 hours after the event all returned a result of less than trace level i.e. satisfactory. As this air monitoring occurred sometime after the event, settled dust and debris sampling was carried out to check for the presence of asbestos to surrounding floors to any areas that were not wet and the samples taken returned a result of No Asbestos Detected.

A sample taken of ash and debris to the asbestos work area floor on level 4 returned a positive result for Crocidolite (Blue) Asbestos. It was noted that a major water leak had originated in level 4 and water from this level had travelled through the asbestos work area before leaking down through the building to all levels below. No water was seen on the levels above.

Water that had travelled through the former work area (where asbestos was positively identified) was presumed to be impacted by asbestos and it was presumed that any water damaged areas to levels below had the potential for asbestos fibre to be present carried down by the water albeit likely minor in nature.

As a precaution, all water impacted items that could not be wiped clean from ground to level 3 have been disposed of as asbestos waste to remove any risk when areas are re-occupied. Air monitoring during the works has been carried out and all results to date have been satisfactory i.e. less than trace level.


The main stairwell of the building was environmentally cleaned by asbestos contractors and visually inspected afterwards to check for cleanliness. Level 4 is sealed off from the main stairwell to ensure safe access through

the stairwell. Air monitoring during and after the works in the stairwell returned a satisfactory result i.e. less than trace level and this area was given clearance.

Work is ongoing to the building and further testing and remediation is being planned and conducted in a methodical manner. The aim is to ensure no asbestos exposure risk is present to anybody re-occupying ground, level 1, level 2, level 3, level 5 and level 6 of the building. Level 4 of the building is currently sealed off and is asbestos impacted pending planning of asbestos remediation works. Level 4 works will be carefully planned and subject to fully controlled friable asbestos removal conditions.

Please don't hesitate to get in touch if you have any questions regarding the information above.

Yours Sincerely



**9(2)(a)**  
Managing Director / Asbestos Consultant  
Accurate Consulting Ltd

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Ref: AC0117  
6<sup>th</sup> May 2017

Att. **59(2)(a)**  
Stride Property,  
Level 12, 34 Shortland Street  
Auckland 1010, New Zealand

Dear **59(2)(a)**

**Contamination Assessment Following Fire Event on 26<sup>th</sup> May 2017; 7-9 Fanshawe Street, Auckland CBD**

On 26<sup>th</sup>, 27<sup>th</sup> and 29<sup>th</sup> May 2017, Dan Scott and/or **59(2)(a)** of Accurate Consulting Ltd attended site at the above address to undertake surface testing for asbestos and additional airborne fibre monitoring within areas adjacent to the areas directly affected by the fire on Level 4 of the building. This included an assessment within Level 4 itself. All our findings are detailed below.

Following the fire event (4-6 hours after), air monitors were placed on Levels 1-3 & 5-6 to assess the level of remaining airborne fibres in areas adjacent to Level 4 and within the main and rear stairwells. All results were reported as less than 0.01 fibres per millilitre of air and were placed in the following locations:

- Level 1 – Main stairwell
- Level 2 – Main stairwell and rear stairwell
- Level 3 – Main stairwell, rear stairwell and main office by the rear stairwell
- Level 5 – Main stairwell and main office by the rear stairwell
- Level 6 – Main stairwell

Please note that the filters from the daily air monitoring for 26/5/17 were occluded due to excessive smoke, therefore air monitoring results immediately after the event are not available.

On 27<sup>th</sup> and 29<sup>th</sup> May surface testing was carried out within Level 1-3 and 5-6 respectively. Surfaces adjacent to stairwells and the lift shaft were focussed on, as well as random surface sampling from computers and equipment on each level. Both the main and rear stairwells were not tested as these were presumed to be contaminated at the time, due to being in direct contact with the asbestos removal enclosure. Other than the left lift carriage (which was accessible from the ground floor during the inspection) no samples were taken from the ground floor. This was due to there being a large buffer zone between the Level 4 and the ground floor, and due to the majority of the floor being separated from the stairwells.

**An additional sample of debris on the floor of Level 4 (within the previously live asbestos removal enclosure) was found to contain crocidolite (blue) asbestos, but no asbestos was detected within any of the surface tests taken from all other levels to dry areas not affected by water.**

During the inspection, it was noted that the source of the water running through Levels 1-3 appeared to be from within Level 4. Therefore, asbestos has had to be presumed within all areas of Levels 1-3 affected by the percolating water. All of the surface tests referenced above were not taken from water damaged areas.

The floor plans in **Appendix A** show the locations of all tests referenced above. See **Appendix B** for full sample analysis results.

Please don't hesitate to get in touch if you have any questions regarding the information above.

Yours Sincerely

S 9(2)(a)

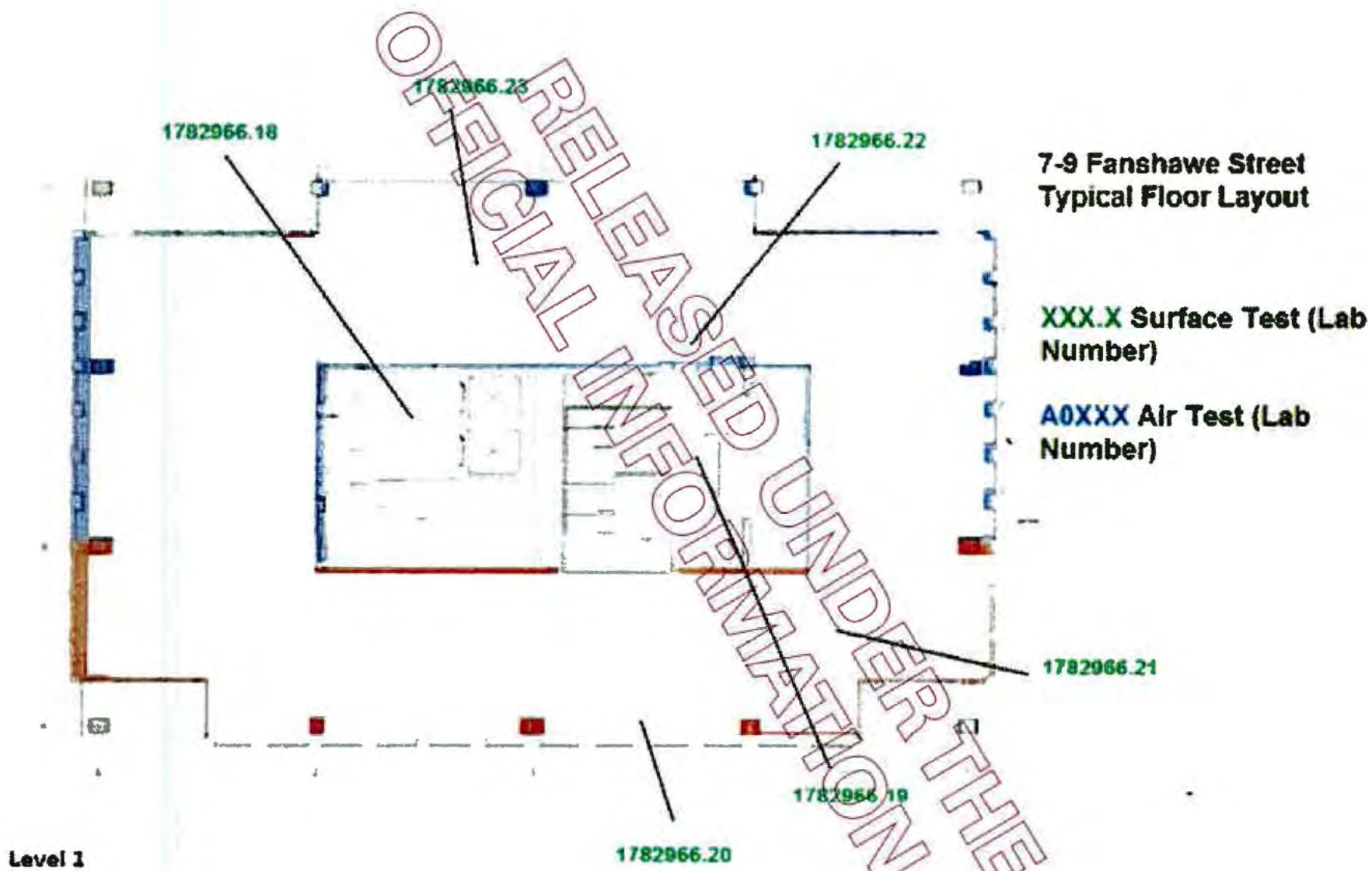
Asbestos Consultant  
Accurate Consulting Ltd

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**APPENDIX B: PLANS**



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**7-9 Fanshawe Street  
Typical Floor Layout**

**XXX.X Surface Test (Lab  
Number)**

**A0XXX Air Test (Lab  
Number)**

**Level 2**