

**File Details**

File Title: 5720037 - Unknown PCBU, please update - Response

Date/Time Received: 31/08/2018 10:42:00 a.m.

Date/Time Event Occurred: 31/08/2018 10:42:00 a.m.

Notification Type: Incident or Accident

Notification of: Concern about unsafe conditions

Unit:

Enquiry Type: Overflow

Emergency Services:

Emergency Event Number:

Details: Concern: Asbestos

Details: Work going on inside rental property. Builders are disturbing ACM which client believes is in the materials in the external and internal cladding of the house. Creating a lot of dust. No control measures for the dust. Nature of the work going on is removing windows and installing joinery. Client believes that there is fibre cement boards in the property with asbestos.

Location: 19 Wentworth Street, Gore

PCBU: Unknown

Informant: Geoffrey Mark Armstrong

Discussed: Information forward to Inspector

What We Said:

Shared Jurisdiction(s):

Not Our Jurisdiction: No

Event Location: 19 Wentworth Street, Gore

Nearest Town/City: Gore

Physical Address: 19 Wentworth Street

Gore

Relates To: Clean air

5720037 - Unknown PCBU, please update - Response

Agency: Asbestos

Classification:

Fatality: No

Scene Held:

NZ Defence Force Activity:

**File Status**

Status: Closed

Outcome: Referred to Assessment Team

Priority: -- Not Selected --

**Parties**

Client ID	Name	Roles/Duties	Contact Name	Primary Party	Victim
18812520	Unknown PCBU, please update	PCBU		True	
18857939	Geoffrey Mark Armstrong	Complainant		False	

**Notices**

**Notes & Communications**

Attachment	Type	Date	Description	Created By
5720037 - Unknown - Response.msg	Document	31/08/2018	Concerns	Pania Fox

**Attachments**

File Name: 5720037 - Unknown - Response.msg

Type: Document

Date: 31/08/2018

Description: Concerns

5720037 - Unknown PCBU, please update - Response

Attachment does not exist locally within user cache, so cannot be included in-line

**From:** Intranet@wd.govt.nz  
**To:** [Health & Safety Concerns Worksafe](#)  
**Subject:** Overflow H & S Concern  
**Date:** Friday, 31 August 2018 10:42:09 a.m.  
**Attachments:** [52C56E7.png](#)

[Submitted by Nilla.Samuels@mbie.govt.nz]  
This concern was generated by the MBIE Service Centre

For MBIE Contact Centre use only



## Overflow H & S Concern Form

Caller's name:

Geoffrey mark Armstrong

If the caller has requested anonymity, type 'Anonymous'. Don't encourage or offer this option as it is up to the caller to request it. Anonymity means that WorkSafe will not be able to contact the caller for updates or more information

Contact number:

0212566405

Ensure at least one contact method is provided - phone or email, preferably both. Enter N/A if the caller has asked to remain anonymous

What is the work related risk you are reporting?

Provide clear and concise details - What is the risk? What could happen as a result of the risk?

- Work going on inside rental property. Builders are disturbing ACM which client believes is in the materials in the external and internal cladding of the house. Creating a lot of dust. No control measures for the dust.  
- Nature of the work going on is removing windows and installing joinery  
- Client believes that there is fibre cement boards in the property with asbestos.  
- Geoff would like to be updated and has photos to add if required.

Is work currently in progress?  Yes  No

Street address where the work is taking place:

19 Wentworth st, East Gore

When a street address is not provided, give instructions for how to find the site

Nearest town or city to the work site:

Invercargill

Which industry is involved?

Building

Clarify the industry with the caller e.g. construction, agriculture etc

PCBU details (if known):

If the caller is a member of the public, can they see any work vehicles or branding that may suggest the company involved?

Please remember OCBU details are important as WorkSafe doesn't respond to all individual matters brought to its attention

N/A - Client is unsure as he is relaying information provided from his wife who is at home. I have advised to try and get that information and provide it to us.

What is the caller's relationship here?

Tenant of the property



How is the caller involved? Are they a worker, member of the public, related to the worker involved etc

Email:

geoffreyarmstrong36@yahoo.co.nz

MBIE CSA referring the concern:

Enter your name here

Nilla

*Please confirm the details with the caller before you submit this form. The information will automatically be sent to [h&sconcerns@worksafe.govt.nz](mailto:h&sconcerns@worksafe.govt.nz)*

PF1399 - v1.0 Issued March 2018

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**Desk Intervention**

Intervention Conducted: No

**Parties**

Intervention Conducted	Client ID	Name	Roles/Duties	Contact Name	Primary Party
No	18812520	Unknown PCBU, please update	PCBU		True
No	18857939	Geoffrey Mark Armstrong	Complainant		False

Caused by:

Intervention Details:

Intervention Outcome:

Date/Time Completed:

**Reviews**

**Summary**

Event	Date	Actioned By
Status changed to Closed	31/08/2018	Pania Fox
Triage decision of Category 3 with Outcome of Workplace Assessment	31/08/2018	Pania Fox
Downstream file triggered 5720040 - Holmwood Real Estate Limited - Assessment	31/08/2018	Pania Fox
File Document Added: 5720037 - Unknown - Response.msg - Concerns	31/08/2018	Pania Fox
Triage Required	31/08/2018	Pania Fox
Status changed to Triage Required	31/08/2018	Pania Fox
Party - Geoffrey Mark Armstrong - added	31/08/2018	Pania Fox
Party - Unknown PCBU, please update - added	31/08/2018	Pania Fox

### 5720037 - Unknown PCBU, please update - Response

Status changed to Open	31/08/2018	Pania Fox
Status changed to Open	31/08/2018	Pania Fox
Response initiated	31/08/2018	Pania Fox

### Links

ID	File Title
5720040	5720040 - Holmwood Real Estate Limited - Assessment

### Triage

Decision Date: 31/08/2018

Response Inspector: Pania Fox

### Decision History

By Pania Fox on 31 Aug 2018

Category 3 - Workplace Assessment

CAT 3 - Assessment

Concern: Asbestos

Details: Work going on inside rental property. Builders are disturbing ACM which client believes is in the materials in the external and internal cladding of the house. Creating a lot of dust. No control measures for the dust. Nature of the work going on is removing windows and installing joinery. Client believes that there is fibre cement boards in the property with asbestos.

Location: 19 Wentworth Street, Gore

PCBU: Unknown

Informant: Geoffrey Mark Armstrong

**File Details**

File Title: 5720040 - Holmwood Real Estate Limited - Assessment

Trigger: IRH

CRM: No

CRP: No

Rationale: Concern: Asbestos

Details: Work going on inside rental property. Builders are disturbing ACM which client believes is in the materials in the external and internal cladding of the house. Creating a lot of dust. No control measures for the dust. Nature of the work going on is removing windows and installing joinery. Client believes that there is fibre cement boards in the property with asbestos.

Location: 19 Wentworth Street, Gore

PCBU: Unknown

Informant: Geoffrey Mark Armstrong

Date Initiated: 31/08/2018

Nearest Town/City: Gore

Assigned To: Rob Cleary

Industry: Other Construction Services n.e.c.

Focus Area: Construction

**File Status**

Status: Closed

Outcome: Fulfilled

**Parties**

Client ID	Name	Roles/Duties	Contact Name	Primary Party	Victim
18707460	Precise Consulting & Laboratory Limited	PCBU	Ben Alford	False	
18857939	Geoffrey Mark	Complainant		False	

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Armstrong

2812877	Holmwood Real Estate Limited	PCBU	True
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**Assessments**

Status: Closed

End Date: 13/09/2018

**TLM Assessments**

None

Outline of Intended Process: Attend address at 19 Wentworth St, Gore, Unknown PCBU, DRA prior to entry of site.

Ascertain all parties

On attendance of address, no workers on site and no visible evidence of work being carried out. Knocked on door of address with no response.

Return to office for follow up action

Type	Location	Details	H&S Rep/Worker Interaction	H&S Rep/Worker Name	Date
Meeting	Tay Street, Invercargill	Meeting held with the Invercargill branch of Harcourts Property Managers...	No		26/09/2018
On-site follow-Up	19 Wentworth	WorkSafe engaged	No		24/10/2018

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	Street, Gore	Precise Consulting & Laboratory to perform independant sampling and testing of Asbestos to be carried out at 13:00 on the 24/0/2018....		
Meeting	183 Main Street, Gore	Attending meeting as warranted Inspector, As part of COA training Jeremy will be taking the lead for this file....	No	14/09/2018
Meeting	183 Main Street, Gore	Meeting arranged with property manager Kathy Holmwood, her manager Sharon Wenlock at 1.30pm at 183 Main st, Gore....	No	14/09/2018
Desk-based follow-up	65 Arena Ave, Invercargill	Assisting Trainee Inspector Jeremy Kennedy for Guardian entry training towards his COA....	No	14/09/2018

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Desk-based follow-up    65 Arena Ave    Made contact with Geoffrey Armstrong via email...    No    7/09/2018

**Worker Participation System**

Did you speak to an H & S Rep:

Did you speak to a Worker:

Did you speak to an H & S Rep: No

Reason for not speaking to an H & S Rep?: Other

Other reason: N/a

Did you speak to a Worker: No

Other reason: N/A

Did you speak to an H & S Rep:

Did you speak to a Worker:

Did you speak to an H & S Rep:

Did you speak to a Worker:

Did you speak to an H & S Rep:

Did you speak to a Worker:

Did you speak to an H & S Rep:

Did you speak to a Worker:

**Findings**

Detail of All Findings:

The initial IRH in this file was non actionable due to no evidence at the time of attendance, however required follow up processess due to the nature of the incident.

Given the age of the home it is more than likely this will contain asbestos.

Evidence to suggest it has not been identified.

Photo evidence provided shows the cement backing board has been visibly disturbed.

Evidence so far from the complainant suggests that a power saw was used and that necessary controls were not implemented

As the replacement of the windows a like for like replacement there would appear to be less than 10m<sup>2</sup> of ACM removed or disturbed so Class B will not apply, although a competent person able to demonstrate the necessary controls would be.

Holmwood Realestate engaged Mr MacDonald to provide a sample report on the ACM after the complaint was made.

The report provided no evidence of MacDonald taking a sample or acknowledging that it may contain asbestos. The report is lacking the current Health and Safety at Work (Asbestos) Regulations 2017 which clearly stipulate across multiple areas in the that until confirmed by testing that it can only be assumed that asbestos is present and subsequent controls must be applied.

After a meeting with Holmwood Realestate Ltd it was clear they lacked the knowledge of duties required under the Health and Safety at Work (Asbestos) Regulations 2017,

It is with reasonable belief that they had made attempts after the issue was raised to have the house assessed for ACM, and the report supplied may have been misleading.

Evidence provided also shows contact made with Asbestos Surveys and Monitoring NZ Ltd prior to our meeting.

Given the circumstances of what has happened there is sufficient evidence that as a PCBU with management or control of a workplace, an IN to Holmwood Relestate Ltd open for 1 month to provide evidence of Independent testing and subsequent results and to provide evidence to the tenant residing in the property. (complainant)

There is also a duty to notify the owner of the property if ACM is detected.

Discussed with Holmwood that if it is not reasonably practicable to carry out an Asbestos Management plan on all the properties they manage then they would need to ASSUME all properties would contain ACM on any property pre 2000 and ensure if a workplace has more than one PCBU, all PCBUs must so far as reasonably practicable, consult, co-



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operate and co-ordinate all activities with one another to ensure they meet their legal duties.

This file is now a public interest from the complainant so this must be satisfied.

**\*\*UPDATE:**

25 September 2018 - Asbestos Test drilled through exterior 30mm into backing board returned a negative sample for asbestos

Results of testing of cladding supplied to Holmwood and tenant

Assessment Re-Visit Required: Yes

Health & Safety Issues Found: Actionable Issues Identified

Hazard Management System: No hazard management system in place

Other focus area issues found: Construction > Secondary Focus Area > Occ Health - Asbestos, Construction > Secondary Focus Area > Health and Safety Systems, Construction > Secondary Focus Area > Asbestos Removal Control Plan

**Issues**

Agency	Reason for Belief Of Issue	Nature of Issue	Issue Type	Notices
Asbestos	Conclusions after enquiries that Holmwood Realestate Ltd has failed to identify or assume that asbestos containing material was present prior to refurbishment	Failure to identify or assume presence of asbestos in a structure where asbestos is likely can expose Workers and Others to asbestos fibres which can	HSWA	HSWA Improvement Notice 14/09/2018 Holmwood Real Estate Limited

**5720040 - Holmwood Real Estate Limited - Assessment**

of a structure	cause serious
located at 19	harm or death
Wentworth	due to the lack
Street, Gore for	of sufficient
which they	controls to
have	manage the
management	potential
and control	release of those
	fibres.

**Notices**

Type: HSWA Improvement Notice

Issue Date/Time: 14/09/2018 9:57 a.m.

Due Date: 9/11/2018

Issued To: Holmwood Real Estate Limited

Provision: ASBE Regulation 20(2)

Status: Complied With

Complied With: 27/09/2018

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Attachment does not exist locally within user cache, so cannot be included in-line

**Notes & Communications**

Attachment	Type	Date	Description	Created By
	Note	31/08/2018	<p>CAT 3 - Assessment</p> <p>Concern: Asbestos</p> <p>Details: Work going on inside rental property. Builders are disturbing ACM which client believes is in the materials in the external and internal cladding of the house. Creating a lot of dust. No control measures for the dust. Nature of the work going on is removing windows and installing joinery. Client believes that there is fibre cement boards in the property with asbestos.</p> <p>Location: 19 Wentworth Street, Gore</p> <p>PCBU: Unknown</p> <p>Informant: Geoffrey Mark Armstrong</p>	Pania Fox

### 5720040 - Holmwood Real Estate Limited - Assessment

Phone Call	7/09/2018	Received call from Geoffrey Armstrong at 16:22 following an email sent to him for him to contact me. (Jeremy Kennedy)	Jeremy Kennedy
------------	-----------	-----------------------------------------------------------------------------------------------------------------------	----------------

Informed Geoff that I have an update for him following an email I sent him earlier.

Told Geoffrey that I had been speaking to Cathy Roxburgh from Harcourts, and that she had advised me that they had a sample taken by Joe McDonald and an independant test done with the result of the test coming back negative.

Geoffrey replied with he does not believe they took any sample.

I then replied, I have given Cathy by Monday till supply me with evidence of the test report so I

could then verify the result, and If they cannot provide evidence of the report then we would be having further conversations with them.

Geoffrey went on to say that he has had multiple interactions with Cathy in the past and believes her to be untrustworthy. He also said that he has documented the interactions.

I asked Geoffrey if the area of concern had been finished and his reply was that it had been covered up but he was concerned with the amount of dust in one particular room and has since closed it off to the rest of the house.

I advised Geoffrey to restrict access

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to the room  
untill we get a  
copy of the  
report. He was  
happy to do so.

I advised  
Geoffrey that I  
will keep him  
posted and  
make contact  
with him on  
Monday.

Call ended  
16:30.

RE 19 Wentworth IN- CONFIDENCE.msg	Email	14/09/2018	Correspondence	Jeremy Kennedy
EDM Record.pdf	Document	14/09/2018	EDM	Jeremy Kennedy
Asbestos Report 19 Wentworth.pdf	Document	14/09/2018	Letter Joe MacDonald	Jeremy Kennedy
Asbestos - Infringement UNCLASSIFIED.msg	Email	17/09/2018	Email issuing Improvement notice and attachment	Jeremy Kennedy
notes Holmwood Realestate Limited.pdf	Document	21/09/2018	Notes	Jeremy Kennedy
	Phone Call	25/09/2018	Call made to Kathy Roxburgh in relation to the asbestos results received. Kathy was unavailable and I spoke her	Jeremy Kennedy

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to her manager  
Sharon Wenlock  
instead.

Explained to  
her that the  
results from  
ASM were  
satisfactory.  
The vaccum  
results although  
were positive  
we could not  
count as  
sufficient  
evidence due to  
the fact there  
was no chain of  
evidence to  
prove where  
the sample  
came from.

I advised that  
from WorkSafes  
point of view  
we are satisfied  
with the  
compliance of  
the Notice  
issued.

Advised that I  
will make  
contact with the  
tenant.

End Call  
11:21am

FW ASMNZ 18-  
053726 19  
Wentworth.pdf.msg

Email

25/09/2018

Email and  
correspondence  
of Sample

Jeremy  
Kennedy



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results from  
ASM

ASMNZ 18-053726 19 Wentworth.pdf	Document	25/09/2018	ASM Asbestos sample results	Jeremy Kennedy
	Note	27/09/2018	Return file	Jeremy Kennedy
31102018100320- 0001- Sampling Notes.pdf	Document	31/10/2018	Notes - Precise Consultancy sampling	Jeremy Kennedy
Fwd 19 Wentworth Street Gore.msg	Email	31/10/2018	Soil Analysis - Sample 7	Jeremy Kennedy
Asbestos Sampling Survey - Gore.msg	Email	31/10/2018	Asbestos sampling results	Jeremy Kennedy

**Attachments**

File Name: RE 19 Wentworth IN-CONFIDENCE.msg

Type: Email

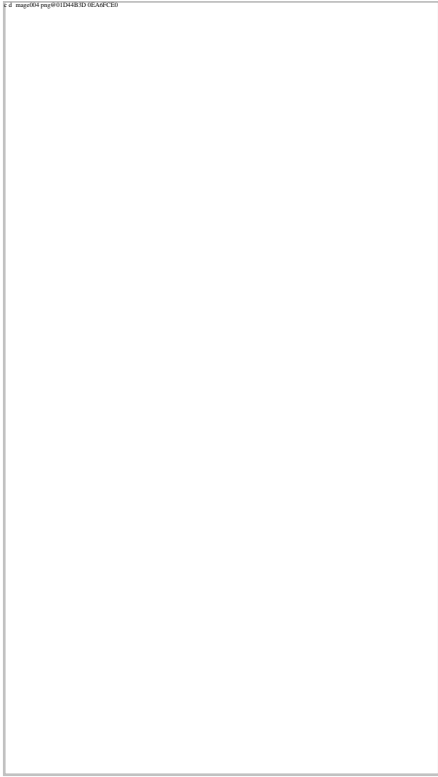
Date: 14/09/2018

Description: Correspondence

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## 20 Determining presence of asbestos or ACM

- (1) This regulation applies if demolition or refurbishment of a structure or plant is to be carried out at a workplace.
- (2) The PCBU who intends to carry out the demolition or refurbishment must not carry out the demolition or refurbishment until the structure or plant has been inspected to determine whether asbestos or ACM is fixed to or installed in the structure or plant.
- (3) The PCBU who intends to carry out the demolition or refurbishment must ensure that the determination is undertaken by a competent person.
- (4) The PCBU who is to carry out the demolition or refurbishment must assume that asbestos or ACM is fixed to or installed in the structure or plant if—
  - (a) the competent person is, on reasonable grounds, uncertain whether asbestos is fixed to or installed in the structure or plant; or
  - (b) part of the structure or plant is inaccessible and likely to be disturbed.
- (5) If asbestos or ACM is determined or assumed to be fixed to or installed in the structure or plant, the PCBU who intends to carry out the demolition or refurbishment must inform,—
  - (a) if the workplace is a home,—
    - (i) the occupier of the home; and
    - (ii) the owner of the home; and
  - (b) in any other case, the PCBU with management or control of the workplace.
- (6) A PCBU who contravenes subclause (2) or (3) commits an offence and is liable on conviction,—
  - (a) for an individual, to a fine not exceeding \$10,000;
  - (b) for any other person, to a fine not exceeding \$50,000.

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File Name: EDM Record.pdf

Type: Document

Date: 14/09/2018

Description: EDM

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**File details**

Duty holder: Holmwood Realestate Ltd

Date: 13 September 2018

Site/Premises: 183 Main St, Gore

File number: 5720040

**01**

**Priority for Action**

A brief description of the circumstances, including the specific issue and the expected benchmark/control:

Conclusions after enquiries that Holmwood Realestate Ltd has failed in their duty to identify or assume, that asbestos containing material was present prior to refurbishment of a structure, located at 19 Wentworth Street, Gore for which they have management or control.

Where there is no risk of harm, go to Step 4 below and use the Compliance/Admin fields (4b)

**02**

**Risk Gap (including benchmark and actual risk)**

**Actual vs Benchmark Risk (tables 1.1 and 1.2)**

<b>Actual Risk</b>	<b>Consequence</b>	Severe personal injury <input type="checkbox"/>	Significant injury <input type="checkbox"/>	Minor injury <input type="checkbox"/>	Nil <input type="checkbox"/>
	<b>Likelihood</b>	Probable <input type="checkbox"/>	Possible <input type="checkbox"/>	Remote <input type="checkbox"/>	Nil <input type="checkbox"/>
<b>Benchmark Risk</b>	<b>Consequence</b>	Severe personal injury <input type="checkbox"/>	Significant injury <input type="checkbox"/>	Minor injury/Nil <input type="checkbox"/>	
	<b>Likelihood</b>	Probable <input type="checkbox"/>	Possible <input type="checkbox"/>	Remote <input type="checkbox"/>	Nil/neg <input type="checkbox"/>
<b>Risk gap (use table 1.1 or 1.2)</b>	<b>Single/low casualties (1.1)</b>	Extreme <input type="checkbox"/>	Substantial <input type="checkbox"/>	Moderate <input type="checkbox"/>	Nominal <input type="checkbox"/>
	<b>Multiple casualties (1.2)</b>	Extreme <input type="checkbox"/>	Substantial <input type="checkbox"/>	Moderate <input type="checkbox"/>	Nominal <input type="checkbox"/>
				If Extreme/Substantial, go to Step 3	
				If Moderate/Nominal, go to Step 4	
<b>Nil risk gap <input checked="" type="checkbox"/></b>					

**03**

**A Serious Risk from Imminent/Immediate Hazards? (s105 HSWA)**

Is the Risk Gap Extreme or Substantial? Yes  No  Is there an immediate or imminent exposure to a hazard? Yes  No

Enforcement Action taken? No Action  Prohibition Notice  Sustained Compliance

If you answered "No" to either question above, but issued a Prohibition Notice or Sustained Compliance letter, explain the other factors that influenced your decision at question 8.

Where a Prohibition Notice or Sustained Compliance letter was issued, consider an Improvement Notice for underlying causes and then continue to Step 5, applying flowchart 3.

**04**

**Initial Enforcement Expectation**

What guidance or standard did you apply: Regulation 20 of HSW(Asbestos) Regulations 2016

Status of standard (table 2) Defined  Established  Interpretive

**4a. Risk Matters**

**4b. Compliance/Administrative (Non-risk) Matters**

<b>Initial Enforcement Expectation (table 3.1)</b>	<b>Use 4a OR 4b</b>	<b>Compliance/administrative Descriptor (table 6)</b>	Absent or never <input checked="" type="checkbox"/>
Consider prosecution <input type="checkbox"/>		Inadequate or occasional <input type="checkbox"/>	
Improvement Notice <input type="checkbox"/>		Minor or short term lapse <input type="checkbox"/>	
Directive letter <input type="checkbox"/>		Initial Enforcement Expectation (table 3.2)	Consider prosecution <input type="checkbox"/> Directive letter <input type="checkbox"/>
Verbal direction <input type="checkbox"/>		Improvement Notice <input checked="" type="checkbox"/> Verbal direction <input type="checkbox"/>	

**05**

**Duty holder factors**

Apply the applicable duty holder flowchart (flowcharts 3-6) and see the guidance for definitions

**Is there a relevant compliance history?** Yes  No

**What's the level of actual harm?** Severe or Significant  Minor or Nil

**Is the duty holder deliberately seeking an economic advantage?** Yes  No

**Are vulnerable people put at risk?** Yes  No

**What is the overall standard of the management of health and safety?** Good  Reasonable  Poor

**Does the Inspector's assessment of the duty holder give confidence the duty holder can and will comply?** Confident  Some confidence  Little or no confidence

**Is it an infringement offence?** Yes  No

**Final enforcement expectation after considering duty holder factors (all that apply)**

Consider prosecution  Improvement Notice  Directive letter   
 Infringement Notice  Prohibition Notice (or Sustained Compliance)  Verbal direction

**06 Level, focus, and overall impact of enforcement**

**Does the overall enforcement approach:**

- Accord with WorkSafe's Prosecution Policy and Enforcement Policy?** Yes  No
- Take account of the scale of the failures and provide a proportionate response?** Yes  No
- Deal with the most serious risks in order of priority and in appropriate time scales?** Yes  No
- Adequately address the underlying problems and common causation factors?** Yes  No
- Secure sustained compliance?** Yes  No
- Influence and deter other duty holders in the same industry?** Yes  No
- Is there any other reason the level, focus and overall impact of enforcement is inappropriate?** Yes  No

**7. Final enforcement decision**

Consider prosecution  Improvement Notice  Directive letter   
 Infringement Notice  Prohibition Notice (or Sustained Compliance)  Verbal direction

**8. When the Final enforcement decision is different from the final enforcement expectation: What action did you take? What factors influenced your decision?**

**9. Any other comments?**

Name of manager who approved final decision (if any): \_\_\_\_\_

5720040 - Holmwood Real Estate Limited - Assessment

File Name: Asbestos Report 19 Wentworth.pdf

Type: Document

Date: 14/09/2018

Description: Letter Joe MacDonald

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**Address:** Bowmar Rd, No 4 RD, Gore,  
Southland,  
New Zealand  
**Website:** [www.propertyadvice.co.nz](http://www.propertyadvice.co.nz)  
**Email:** [joe@propertyadvice.co.nz](mailto:joe@propertyadvice.co.nz)  
**Telephone/Fax:** +64 03 208 4022

9(2)(a)

## 19 Wentworth St

To whom it may concern;

I was asked to comment on the above property in respect to asbestos material in the cladding. It is understood that a complaint has been lodged by the tenant of the property in relation to safety issues where two windows have been recently installed.

I viewed the property from the outside and note the cladding to be stucco plaster. Without invasive investigation, I was unable to determine the backing material behind the plaster. Commonly, original weatherboards were plastered over and used as a backing material. On other occasions, building paper and netting only was used behind the plaster. Another possibility was the use of polite as a backing material and this product is known to have asbestos content.

If this were the case, the material is completely encapsulated within the wall space and on the outside with a painted plaster cover, so poses little or no risk to persons occupying the property. Risk occurs when handling or disposing of the material, in the event of repair work. It is understood that the windows fitted were replaced like for like in the same opening, so it would seem unlikely that any asbestos exposure has occurred. If the material were to be cut on a small job such as this, protection from a face mask would be all that would normally be used in the trade as exposure is relatively short term and minimal.

Joe MacDonald  
Director  
Property Advice Inspection Service Ltd  
Building Surveyor  
NZTCB  
Date: 4<sup>th</sup> September 2018

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File Name: Asbestos - Infringement UNCLASSIFIED.msg

Type: Email

Date: 17/09/2018

Description: Email issuing Improvement notice and attachment

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Attachment does not exist locally within user cache, so cannot be included in-line

**From:** [Jeremy Kennedy](#)  
**To:** ["xxxxx@xxxxxxxxxxxxxx.xx.xx"](#)  
**Cc:** [Rob Cleary \(xxx.xxxxxx@xxxxxxxx.xx.xx\)](#)  
**Subject:** Asbestos - Infringement [UNCLASSIFIED]  
**Date:** Friday, 14 September 2018 11:48:00 a.m.  
**Attachments:** [image001.png](#)  
[Improvement Notice - Holmwood Realestate Ltd.pdf](#)

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Good Morning Kathy,

Thank you for the opportunity for the discussion yesterday, I hope this provided some clarity moving forward and can assist you and your teams approach in Asbestos related matters in the future.

As discussed prior to leaving yesterday the level of enforcement we would be taking is an Improvement notice (attached). This is to engage a suitably qualified person to undertake sampling for asbestos in the wall cladding and backing board at 19 Wentworth St in Gore. And to provide evidence that this testing has been undertaken and supply any relevant documents as to the results of the testing.

On the back of the notice is information on your right for Review and Appeal, if you wish to do so, it also contains other information related to this notice.

Addition to the notice please provide the tenant a copy of the asbestos sample results, and to ensure that the method of work that is undertaken in the future is undertaken in the correct order so not to put any Workers or Others at risk of harm or death.

If you have any questions regarding this email or other matters, please do not hesitate to contact me.

Kind Regards,

**Jeremy Kennedy**

**Trainee Inspector**

**SOUTHLAND**

**Operations Group - Assessments**

65 Arena Avenue, PO Box 548, Invercargill, 9840

P +64 3 948 1336

M +64 21 872 142

E [xxxxxx.xxxxxxx@xxxxxxxx.xx.xx](#)

W [www.worksafe.govt.nz](#)

cid:image001.png@01D190A8.BA523430







# IMPROVEMENT NOTICE

This notice is issued pursuant to sections 101 and 116 of the Health and Safety at Work Act 2015

Notice issued to: Holmwood Realestate Limited

Address: 183 Main Street, Gore

Date of issue: Friday, 14 Sep 2018

Time: 9:57 a.m.

## Details of person notice left with:

Name: Kathy Roxburgh

Position: Worker

Address: 183 Main Street, Gore

I, Robin Andrew Cleary

Being an inspector appointed under section 163(1) of the Health and Safety at Work Act 2015 (the Act) reasonably believe that you,

\*are contravening a provision of the Act or regulations made under the Act

And require you to remedy this actual or likely contravention, or the things or activities causing or likely to cause a contravention.

Legislative provision being or likely to be contravened:

Health and Safety at Work (Asbestos) Regulations 2016, Regulation 20(2)

How the legislative provision is being, or is likely to be, contravened:

Conclusions after enquiries that Holmwood Realestate Ltd has failed to identify or assume that asbestos containing material was present prior to refurbishment of a structure located at 19 Wentworth Street, Gore for which they have management and control

Recommended prevention or remedial measures:

Engage a suitably qualified person to undertake sampling for asbestos in the wall cladding and backing board at 19 Wentworth Street, Gore. Provide evidence that this testing has been undertaken and supply any relevant documents as to the results of the testing.

Remedy required within period beginning on date of issue and ending on: 9/11/2018

Postal address: P O Box 548  
Invercargill

Inspector's signature:



Contact email: jeremy.kennedy@worksafe.govt.nz

**A PERSON ISSUED WITH THIS NOTICE WHO FAILS TO COMPLY WITHIN THE PERIOD SPECIFIED COMMITS AN OFFENCE. A COPY OF THIS NOTICE MUST, AS SOON AS PRACTICABLE, BE DISPLAYED IN A PROMINENT PLACE AT OR NEAR THE WORKPLACE, OR PART OF THE WORKPLACE, AT WHICH WORK IS BEING CARRIED OUT THAT IS AFFECTED BY THE NOTICE. IT IS AN OFFENCE NOT TO DO SO, AND/OR TO INTENTIONALLY REMOVE, DESTROY, DAMAGE OR DEFACE THIS IMPROVEMENT NOTICE WHILE IT IS IN FORCE.**

**Information:** If you wish to discuss the circumstances giving rise to this notice, in the first instance please contact the Inspector who issued the notice. It is important that you do this well before the end date of the compliance period stated above, if there are circumstances preventing you from complying with the notice as the failure to comply may result in prosecution. Any other queries or correspondence related to this notice should be addressed to the manager at the address shown above.

## **Review and Appeal Rights**

A person affected by the decision of the inspector to issue this notice (or their representative) may apply to WorkSafe for internal review of the decision within the period specified for compliance with the notice, or 14 days after the day on which the decision first came to their notice, whichever is the lesser. The decision to issue the notice may also be appealed to a District Court on the grounds it is unreasonable, but only if it has first been reviewed by WorkSafe and WorkSafe has made a decision on the review.

If there is anything you do not understand about your review and appeal rights, you should consult a lawyer.

## **SUMMARY OF KEY PROVISIONS IN THE HEALTH AND SAFETY AT WORK ACT 2015**

### **SECTION 101 POWER TO ISSUE IMPROVEMENT NOTICES**

An inspector, who reasonably believes that any person is contravening, or is likely to contravene a provision of the Act or regulations, may issue a written notice requiring the person to remedy the contravention.

### **SECTION 103 COMPLIANCE WITH IMPROVEMENT NOTICES**

It is an offence not to comply with this notice within the specified time frame. The penalty is a maximum fine upon conviction of \$50,000 for an individual and \$250,000 for any other person. However, it is not an offence to fail to comply with recommendations in an improvement notice.

### **SECTION 104 EXTENSION OF TIME FOR COMPLIANCE WITH AN IMPROVEMENT NOTICE**

An inspector may, by written notice, extend the compliance period for the improvement notice. The inspector may extend the compliance period only if that period has not ended.

### **SECTION 114 WORKSAFE MAY VARY OR CANCEL NOTICE**

Other than minor changes, a notice issued by an inspector may be varied or cancelled only by WorkSafe, not the inspector.

### **SECTION 117 DISPLAY OF NOTICE AT WORKPLACE BY PERSON ISSUED WITH NOTICE**

A person to whom a notice is issued must, as soon as practicable, display a copy of that notice at or near the workplace, or part of the workplace, at which work is being carried out that is affected by the notice. It is an offence to fail to comply with this requirement, or to intentionally remove, destroy, damage, or deface a displayed notice while it is in force. The penalty is a maximum fine upon conviction of \$5,000 for an individual and \$25,000 for any other person.

### **SECTION 118 INSPECTOR MAY DISPLAY NOTICE**

An inspector who issues this notice may, either before or after issuing the notice, display a copy of the notice in a prominent place at or near the workplace, or part of the workplace, at which work is being carried out that is affected by the notice.

### **SECTION 131 APPLICATION FOR INTERNAL REVIEW**

Any person affected by an inspector's decision to issue an improvement notice or to extend the time to comply with it may, within the period specified in the notice for compliance or 14 days, whichever is the lesser, apply to WorkSafe for a review of the decision. The application must be made in the manner and form required by WorkSafe.

### **SECTION 134 STAY OF A REVIEWABLE DECISION ON INTERNAL REVIEW**

If an application is made to WorkSafe for an internal review of a decision, WorkSafe may stay the operation of the decision at its own initiative or on application from the person that has applied for the review. If WorkSafe has not made a decision within 3 working days of receiving an application for a stay then WorkSafe is to be treated as having made a decision to grant the stay.

### **SECTION 135 APPLICATION FOR APPEAL**

A person affected by an inspector's decision to issue a notice or to extend the time to comply with it may, if that decision has been reviewed by WorkSafe, appeal to a District Court against the decision on the grounds that it is unreasonable. The appeal must be lodged within 14 days after the day on which WorkSafe's decision on the review first came to the person's notice.

If WorkSafe varies or cancels the notice, a person affected by that decision may appeal to the District Court against it on the grounds that it is unreasonable. The appeal must be lodged within 14 days after the day on which WorkSafe's decision first came to the person's notice.

### **Note:**

This notice does not exempt or temporarily relieve you from your legal obligations under the Health and Safety at Work Act 2015.

5720040 - Holmwood Real Estate Limited - Assessment

File Name: notes Holmwood Realestate Limited.pdf

Type: Document

Date: 21/09/2018

Description: Notes

5720040 - Holmwood Real Estate Limited - Assessment

Attachment does not exist locally within user cache, so cannot be included in-line

02/09/18 4:04 - Hendonworth St Gate Asbestos Concern.

Called Cathy Roxburgh - 0274704520 -  
Cathy@harcourts.co.nz. - Holmwood - Harcourts.

Advised Cathy I was writing in response to an IRM concern of Asbestos of a property she is managing at 19 Hendonworth St in Gate. Cathy was aware the tenant had called WS. I explained to Cathy around overlapping duties between Harcourts, the property owner, the builder and tenant. I explained to Cathy the duty to identify asbestos and she said they had engaged Joe McDonald to take a sample and have it independently tested. Cathy said the report came back negative but had not seen the report herself. Her manager had the report and she is away. I advised Cathy to provide a copy of the report to me to verify. I said I would email Cathy on Monday for a copy sent to me. I also discussed that they should if provided the tenant a copy of the report. Finished call off with regards to following up on Monday.  
Finish call 16:13.

Received call from Geoffrey Armstrong @ 16:22. Follows an email I sent regarding asbestos concern.

Informed Geoff I had been speaking to Cathy from Holmwood Harcourts. Told Geoff that Cathy had assured me that a test had been taken and independently tested. ~~by Joe~~ Geoff replied, he did believe they took a sample as he never saw anyone take it.

I continued to say that Cathy's manager had a copy of the report and the results were negative.

I also said to Geoff that I have asked Cathy for a copy by Monday to confirm results and will contact him with a follow up. I said to Geoff in the meantime to refrain from the use of the mon until the report confirms a negative result. Geoff has had numerous interactions with Cathy and believes her to be dishonest and he documents these interactions. I finished the call by saying I will keep him informed.



30

The McDonald - Property advice 027201 0388

13/09/18 13:34 Harcourts - Gow COA shown by Rob Cleary.  
Present - Kathy Kueburgh, Sharon Wentock, Charlotte  
Le Grange - Myself, Rob Cleary.  
Discussion around Class A + B asbestos.  
Provided some guidance.  
Contacted Southern Insulation, ground testing -  
- Discussed having to take a sample due to the admission that the  
dwelling was not treated as containing asbestos or any sampling taken.  
Discussed issuing after conclusion of enquiries an improvement  
notice failure to identify ACM in the workplace.  
Adam Newton Homes - Ltd. - 9(2)(a) - builder  
Discussed what management plan system in place in  
regards to management of their properties and asbestos.  
Lacking in knowledge of asbestos requirements.  
Advised the need to establish a AMP on their properties -  
either need to identify asbestos or treat it as present.  
Further works to be undertaken c 19 ventworth st regarding  
benchtop - Halse is on market so not sure if work will go ahead  
Discussed other types of asbestos that may be around the  
properties such as old lino, soffits etc. supplied guidance  
Issuing IN to provide evidence of asbestos giving the nature  
of incident and the fact photo's suggest ACM and no controls  
were in place when removed. left 14:20.

14/09/18 ~~Received call from~~ Made a call to Geoff Armstrong for follow  
up where we are at. 15:35 - Advised that I have  
issued and instructed IN to take a sample of ACM  
by an independent person - still restrict access to room  
until results are received.  
Geoff advised that he will be request for OIA on  
the file. Call ended 15:49

5720040 - Holmwood Real Estate Limited - Assessment

File Name: FW ASMNZ 18-053726 19 Wentworth.pdf.msg

Type: Email

Date: 25/09/2018

Description: Email and correspondence of Sample results from ASM



5720040 - Holmwood Real Estate Limited - Assessment

Attachment does not exist locally within user cache, so cannot be included in-line

**From:** Kathy, Harcourts Gore  
**To:** [Jeremy Kennedy](#); [Rob Cleary](#)  
**Cc:** [9\(2\) Harcourts Gore](#)  
**Subject:** FW: ASMNZ 18-053726 19 Wentworth.pdf  
**Date:** Monday, 24 September 2018 5:12:18 p.m.  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[ASMNZ 18-053726 19 Wentworth.pdf](#)

---

Hi Jeremy & Rob

Please find attached the results for the testing at 19 Wentworth Street Gore.

Kind regards

Kathy

Kathy Roxburgh Signature



---

**From:** ASM NZ [9\(2\)\(a\)](#)  
**Sent:** 24 September 2018 4:34 p.m.  
**To:** Kathy, Harcourts Gore <xxxxx@xxxxxxxxxxxxx.xx.xx>  
**Subject:** FW: ASMNZ 18-053726 19 Wentworth.pdf

Hi Kathy,

Please see attached asbestos testing results for 19 Wentworth Street, The area of concern was inspected while onsite and samples taken, it was my opinion that no asbestos cement sheet backing was present in the areas inspected, however without carrying out further intrusive inspections its presence, or any other asbestos containing materials presence cannot be ruled out.

The exterior cladding and internal wall lining samples both tested negative for asbestos. However the contents of the vacuum, which were tested at request of the tenant have been found to contain Chrysotile asbestos. The source of this asbestos is unknown and at this stage it is inconclusive whether the asbestos

contamination is a result of work carried out by tradesmen.

Feel free to give me a call to discuss,

Regards,

9(2)(a)

Asbestos Surveys & Monitoring NZ Ltd  
91 Annan Street, Invercargill 9810, New Zealand

9(2)(a)



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## BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 18-053726 Certificate Issue Date: 24-Sep-18

Date Samples Received: 24/09/2018  
No of Samples: 4

Sampled By: Client  
Obtained: Submitted by client

Date Analysed: 24/09/2018  
Analyst: Adam Ngawati  
Method: AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Asbestos Surveys & Monitoring NZ Ltd  
Client Address: 91 Annan Street, Invercargill, 9810

Client Ref No: ASM 0403  
Contact: Kate McKenzie  
Site Address: 19 Wentworth Street, Gore

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

### GLOSSARY

CHRYSTOLE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only. Where the sampling is not conducted by Dowdell & Associates Ltd, the information indicated is that supplied by the client. Dowdell & Associates Ltd cannot be held responsible for sampling errors where the sample is taken by others. In analyzing non-homogeneous Bulk Materials and Soils for the presence of Asbestos, inherent difficulties arise while using the 'standard' Stereomicroscopic / Polarised Light Microscope method in determining differences between those samples considered as containing 'No Asbestos', those containing 'Trace' asbestos and those samples considered as having asbestos present but in very low concentrations. 'Trace' Asbestos is defined in the 'AS 4964 (2004) – Method for the Qualitative Identification of Asbestos in Bulk Materials', which is the most current of methods available for this type of analysis. Dowdell & Associates Ltd, while making every effort to minimise such difficulties, takes no responsibility for the misidentification of such samples and the subsequent actions taken by the client as a result of such analyses. Limit of detection 0.1g/kg. NOTE: This report must not be altered, or reproduced except in full.



Analyst: <i>Adam Ngawati</i>	Name: Adam Ngawati
------------------------------	--------------------

Approved By: <i>Rob Nicholson</i>	KTP: Rob Nicholson
-----------------------------------	--------------------



**18-053726 Results**

Laboratory Reference	Site Location / Client Description	Sample size as received	Result			
			Sample Material type	Sample Weight Analysed	Analysis	Comments
185498	1. Vacuum filter - Dust	12g	Dust	As received	No Asbestos detected	Synthetic mineral fibres present
185499	2. Exterior - Plaster & Substrate	4g	Plaster & Substrate	As received	No Asbestos detected	n/a
185500	3. Bedroom - Wall lining	4g	Wall Lining	As received	No Asbestos detected	n/a
185501	4. Vacuum contents	81g	Dust/Debris	As received	Chrysotile (White Asbestos)	Fibrous asbestos bundles present

5720040 - Holmwood Real Estate Limited - Assessment

File Name: ASMNZ 18-053726 19 Wentworth.pdf

Type: Document

Date: 25/09/2018

Description: ASM Asbestos sample results

5720040 - Holmwood Real Estate Limited - Assessment

Attachment does not exist locally within user cache, so cannot be included in-line



## BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 18-053726 Certificate Issue Date: 24-Sep-18

Date Samples Received: 24/09/2018  
No of Samples: 4

Sampled By: Client  
Obtained: Submitted by client

Date Analysed: 24/09/2018  
Analyst: Adam Ngawati  
Method: AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Asbestos Surveys & Monitoring NZ Ltd  
Client Address: 91 Annan Street, Invercargill, 9810

Client Ref No: ASM 0403  
Contact: Kate McKenzie  
Site Address: 19 Wentworth Street, Gore

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

### GLOSSARY

CHRYSTOLITE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only. Where the sampling is not conducted by Dowdell & Associates Ltd, the information indicated is that supplied by the client. Dowdell & Associates Ltd cannot be held responsible for sampling errors where the sample is taken by others. In analyzing non-homogeneous Bulk Materials and Soils for the presence of Asbestos, inherent difficulties arise while using the 'standard' Stereomicroscopic / Polarised Light Microscope method in determining differences between those samples considered as containing 'No Asbestos', those containing 'Trace' asbestos and those samples considered as having asbestos present but in very low concentrations. 'Trace' Asbestos is defined in the 'AS 4964 (2004) – Method for the Qualitative Identification of Asbestos in Bulk Materials', which is the most current of methods available for this type of analysis. Dowdell & Associates Ltd, while making every effort to minimise such difficulties, takes no responsibility for the misidentification of such samples and the subsequent actions taken by the client as a result of such analyses. Limit of detection 0.1g/kg. NOTE: This report must not be altered, or reproduced except in full.



Analyst: <i>Adam Ngawati</i>	Name: Adam Ngawati
------------------------------	--------------------

Approved By: <i>Rob Nicholson</i>	KTP: Rob Nicholson
-----------------------------------	--------------------





**18-053726 Results**

Laboratory Reference	Site Location / Client Description	Sample size as received	Result			
			Sample Material type	Sample Weight Analysed	Analysis	Comments
185498	1. Vacuum filter - Dust	12g	Dust	As received	No Asbestos detected	Synthetic mineral fibres present
185499	2. Exterior - Plaster & Substrate	4g	Plaster & Substrate	As received	No Asbestos detected	n/a
185500	3. Bedroom - Wall lining	4g	Wall Lining	As received	No Asbestos detected	n/a
185501	4. Vacuum contents	81g	Dust/Debris	As received	Chrysotile (White Asbestos)	Fibrous asbestos bundles present

5720040 - Holmwood Real Estate Limited - Assessment

File Name: 31102018100320-0001- Sampling Notes.pdf

Type: Document

Date: 31/10/2018

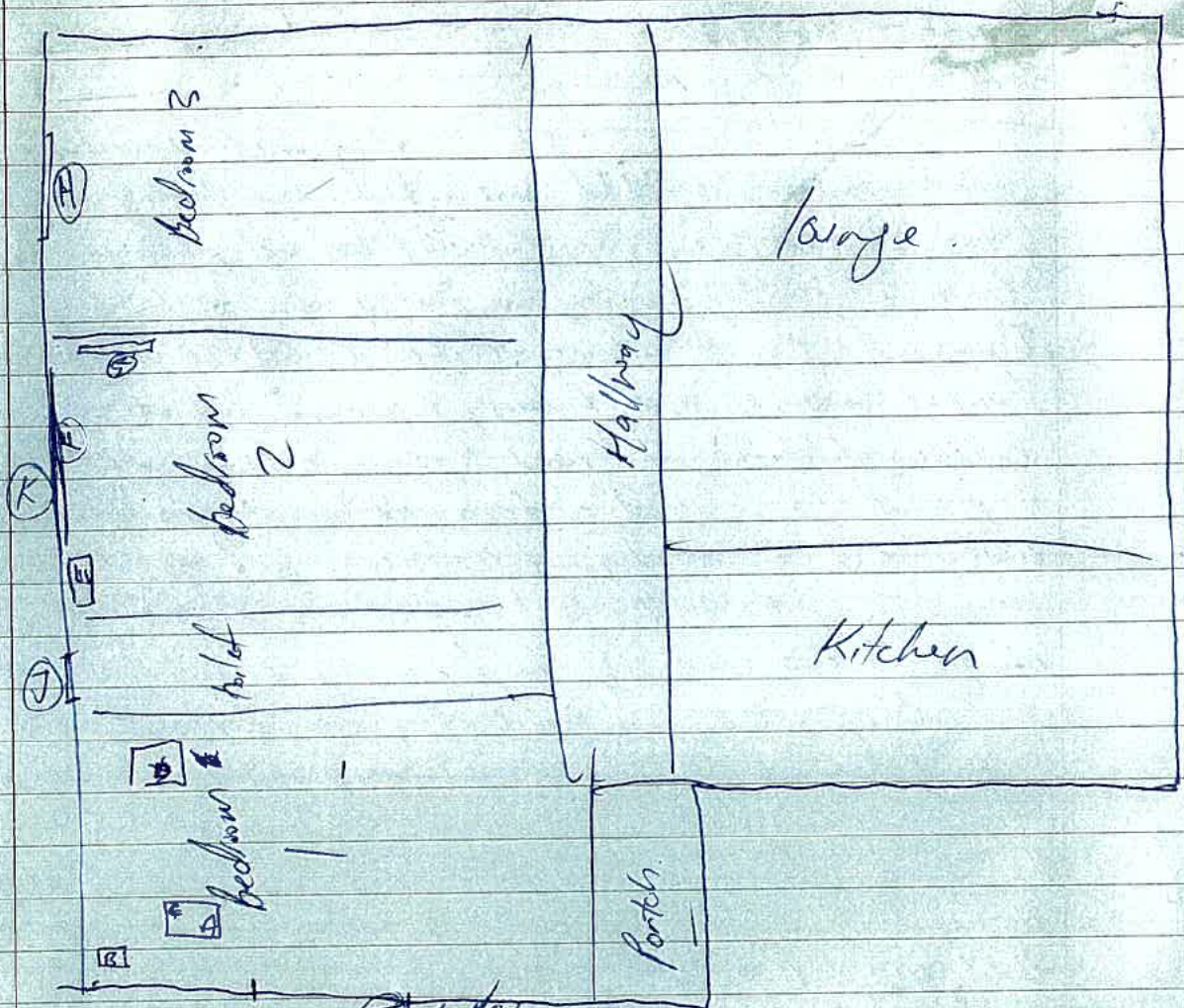
Description: Notes - Precise Consultancy sampling

5720040 - Holmwood Real Estate Limited - Assessment

Attachment does not exist locally within user cache, so cannot be included in-line



24/10/18 - 13.10. - COA shown. - Permission asked for access to property for all parties from Prof. - "Absolutely" Take Gary Davenport - Senior Hazmat Consultant 7 years.



Bedroom 1 - (I) Window Window

Sample 1. taken bedrooms 1 taken top of white storage box and sports bag. (A) (B)

Sample 2 taken also from top of white storage box and bucket (C) AND (D).

Bedrooms 2 -

Sample 3 - top of Jesus + Mary painting. (E)

Sample 4 - along skirting between carpet and skit. (F)

Sample 5 - header rail. (G)

Bedrooms 3 - Along skirting at base of window. (H)

Sample 6. Along skirting + carpet at base of window (H)

External outside windows ~~outside bedrooms~~

Sample 7 - below window 1 soil sample (J)

Sample 8 - below toilet window soil sample (I)

Sample 9 - below window 3 soil sample (K)



Completed sampling at 14~~3~~:07. — Results Friday  
— Gary together explained process and will wait till we  
results to Geoff.

~~left site 13-14-21~~ left site 14:12.

5720040 - Holmwood Real Estate Limited - Assessment

File Name: Fwd 19 Wentworth Street Gore.msg

Type: Email

Date: 31/10/2018

Description: Soil Analysis - Sample 7

5720040 - Holmwood Real Estate Limited - Assessment

Attachment does not exist locally within user cache, so cannot be included in-line

**From:** Jake Davenport - Precise Consulting & Laboratory  
**To:** [Jeremy Kennedy](#)  
**Subject:** Fwd: 19 Wentworth Street, Gore  
**Date:** Tuesday, 30 October 2018 3:36:44 p.m.  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[S1810291359.pdf](#)

---

Afternoon Jeremy,

Please see soil analysis for Sample 7

Any queries please do not hesitate to contact me

Regards

Jake

Get [Outlook for iOS](#)

---

**From:** Gabby Buchanan - Precise Consulting & Laboratory  
**Sent:** Tuesday, October 30, 2018 3:14:16 PM  
**To:** Jake Davenport - Precise Consulting & Laboratory  
**Cc:** 9(2)(a) - Precise Consulting & Laboratory  
**Subject:** 19 Wentworth Street, Gore

Hey Jake,

I have attached the results for 19 Wentworth Street, Gore

Thanks,

**Gabby Buchanan**  
Laboratory Analyst and Trainee HAZMAT Consultant

Precise Consulting Logo



9(2)(a) 9  
(  
[www.preciseconsulting.co.nz](http://www.preciseconsulting.co.nz)



**Christchurch**  
Unit 4, 91 Byron Street  
Sydenham  
Christchurch 8023

**Wellington**  
Level 2, 10 Hutt Road  
Petone  
Lower Hutt 5012

**Auckland**  
Unit 1, 30 Greenpark  
Road  
Penrose  
Auckland 1061

**Palmerston North**  
31 Macarthur Street  
Feilding 4702  
No accredited lab

**Dunedin**  
186 Macandrew Road  
South Dunedin 9012

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PRECISE

CONSULTING & LABORATORY

**Report Date:** 30 Oct 2018

**Certificate Number:** S1810291359

WorkSafe New Zealand  
National Office, Level 6, 86 Customhouse Quay, Wellington

**Client Reference:** No Reference

Dear Jeremy Kennedy,

**Re: Asbestos Soil Identification Analysis – 19 Wentworth Street, Gore**

***\*Sample S07 is less than the recommended sample weight for a semi-quantitative analysis, therefore percentage accuracy of this sample may be affected.***

1 sample(s) received on 29 Oct 2018 by Kelsey Cook.

The results of fibre analysis were performed by Gabby Buchanan of Precise Consulting and Laboratory Ltd on 30 Oct 2018.

The sample(s) were stated to be from 19 Wentworth Street, Gore.

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

The results of the fibre analysis are presented in the appended table.

Should you require further information please contact Gabby Buchanan.

Yours sincerely

Gabby Buchanan  
**PRECISE LABORATORY IDENTIFIER**

# Sample Analysis Results

Certificate Number: S1810291359  
Report Date: 30 Oct 2018  
Site Location: 19 Wentworth Street, Gore



**PRECISE**

CONSULTING & LABORATORY

**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 (UMF), 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 samples in this report are "As Received". The laboratory does not take responsibility for the sampling procedure or accuracy of sample location description. This document may not be reproduced except in full.

Identified by:

Reviewed by:

Approved Identifier: Gabby Buchanan

Key Technical Person: Gabby Buchanan

Sample ID	Client Sample ID	Sample Location/Description/Dimensions	Analysis Results
S07	S07	Soil below Window 1 Non-Homogeneous Soil 148.5g	Chrysotile (white asbestos) Fibres Organic Fibres

# Appendix 1: Soil Analysis Raw Data

Certificate Number: S1810291359  
 Report Date: 30 Oct 2018  
 Site Location: 19 Wentworth Street, Gore



**PRECISE**  
 CONSULTING & LABORATORY

Quantitative Results (non IANZ)																			
Sample ID	Client Sample ID	Total 10L (Kg)	Total 500mL Sub-Sample (g)	ACM (>10mm)*				AF / FA (2-10mm) (100% ACM)*				AF / FA (<2mm) (100% ACM)*				<2mm Excess (g)	Trace Asbestos Detected **	W/W% Asbestos as ACM	W/W% Asbestos as AF / FA
				>10mm Weight (g)	>10mm ACM (g)	ACM Form	Form %***	2-10mm Weight (g)	2-10mm AF/FA (g)	ACM Form	Form %***	<2mm Weight (g)	<2mm AF/FA (g)	ACM Form	Form %***				
S07	S07	-	148.5	56.0	0	N/A	0	56.0	0	N/A	0	36.5	0.0001	Free Fibres	100	0	Yes	<0.001	<0.001

\* These results are raw weighed data presented as per the BRANZ New Zealand Guidelines for Assessing and Managing Asbestos Soil and may be under the reporting limit for guidelines AS4964 of 0.1g/kg

\*\* Trace asbestos detected is indicative that freely liberated respirable fibres are present and dust control measures should be implemented or increased on site. This is not the sole indicator for the friable nature of the asbestos present.

\*\*\* Asbestos percentage is determined using EPA-600-R-93-116: Method for the Determination of Asbestos in Bulk Building Materials and are outside of IANZ accreditation #1097 and is therefore not endorsed by IANZ.

5720040 - Holmwood Real Estate Limited - Assessment

File Name: Asbestos Sampling Survey - Gore.msg

Type: Email

Date: 31/10/2018

Description: Asbestos sampling results

5720040 - Holmwood Real Estate Limited - Assessment

Attachment does not exist locally within user cache, so cannot be included in-line

**From:** Ben Alford - Precise Consulting & Laboratory  
**To:** [Jeremy Kennedy](#); [Jake Davenport - Precise Consulting & Laboratory](#)  
**Cc:** [Reports Dunedin - Precise Consulting & Laboratory](#)  
**Subject:** Asbestos Sampling Survey - Gore  
**Date:** Monday, 29 October 2018 12:24:26 p.m.  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[JS204256 Survey Report.pdf](#)

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Hello Jeremy

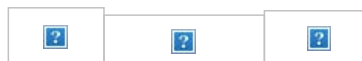
Please see asbestos sampling survey completed by Jake Davenport.

Don't hesitate to contact us if you have any questions.

Thanks Ben

Ben Alford  
Dunedin Branch Manager

**9(2)(a)**  
  
[www.preciseconsulting.co.nz](http://www.preciseconsulting.co.nz)



<b>Christchurch</b>	<b>Wellington</b>	<b>Auckland</b>	<b>Palmerston North</b>	<b>Dunedin</b>
Unit 4, 91 Byron Street Sydenham Christchurch 8023	Level 2, 10 Hutt Road Petone Lower Hutt 5012	Unit 1, 30 Greenpark Road Penrose Auckland 1061	31 Macarthur Street Feilding 4702 No accredited lab	186 Macandrew Road South Dunedin 9012

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PRECISE

CONSULTING & LABORATORY

# Asbestos Sampling Survey

19 Wentworth St, Gore



**Prepared for:**  
WorkSafe New Zealand

**Client Address:**  
National Office, Level 6, 86 Customhouse Quay, Wellington

**P:** -

**E:** xxxxxx.xxxxxx@xxxxxxx.xx.xx

**Client Reference:**  
-

**Job Number:**  
JS204256/J017444

**Date of Visit:**  
24 Oct 2018

**Date of Report Submission:**  
27 Oct 2018

**Precise Consulting & Laboratory Ltd**

186 Macandrew Road, South Dunedin, Dunedin 9012

**Branch Coordinator**

Ben Alford  
x.xxxxxx@xxxxxxxxxxxxxxxxxx.xx.xx



**PRECISE**

CONSULTING & LABORATORY

**Job Number:** JS204256  
**Field Work Date:** 24 Oct 2018  
**Report Submitted:** 27 Oct 2018  
**Address:** 19 Wentworth St, Gore  
**Prepared for Company:** WorkSafe New Zealand  
National Office, Level 6, 86 Customhouse Quay, Wellington  
  
**Client Reference:** -  
**Contact Number:** -  
**Email Address:** Jeremy.Kennedy@worksafe.govt.nz

**Written by:**

Jake Davenport  
Senior HAZMAT Consultant

**Report reviewed by:**

Ben Alford  
Dunedin Branch Manager





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### **APPENDICES – Survey Results**

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- Appendix 3 – Areas Surveyed
- Appendix 4 – Site Plans
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## 1.0 Executive Summary

Asbestos containing materials have been identified during the Asbestos Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Precise Consulting & Laboratory Ltd.

Building	Building Description
19 Wentworth Street, Gore	<p>Sampling Survey carried out to 19 Wentworth Street, Gore to identify potential contamination from refurbishment works.</p> <p>Sampling was carried out to the following areas:</p> <ul style="list-style-type: none"><li>- Bedroom 1</li><li>- Bedroom 2</li><li>- Bedroom 3</li><li>- Soils below windows where work was carried out</li></ul> <p>No other areas were inspected during survey</p> <p>S07 was found to contain Chrysotile below Window of Bedroom 1. The result does not determine what was the reason for contamination, Precise put forward a recommendation of covering with top soil or removal of 100mm of soil is what is advised.</p>

### HIGH RISK MATERIALS – SCORE 10+



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Asbestos / ACM with a high risk of fibre release has been identified within the areas listed in the table below. Attention may be required to contain these areas, please refer to the recommendations.

Building	Floor Type	Room	Item Location	Material	Risk Score	Recommended Action
No results in this risk category						



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**MEDIUM RISK MATERIALS – SCORE 7-9**

Asbestos / ACM with a medium risk of fibre release has been identified within the areas listed in the table below.

Building	Floor Type	Room	Item Location	Material	Risk Score	Recommended Action
19 Wentworth Street, Gore	Site / Grounds	External	Soil below Window 1	Soil	7	Restrict entry and repair or remove



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### PRESUMED ASBESTOS/NO ACCESS AREAS

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. Partial demolition may be required of surrounding areas to provide access for final confirmation of any presence of asbestos containing materials.

Building	Floor Type	Room	Room Notes	Accessibility
<b>There were no results in this risk category</b>				



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## 2.0 Disclaimer and Limitations

This report has been prepared in accordance with the agreement between WorkSafe New Zealand and Precise Consulting & Laboratory Ltd. 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 good practices, using a degree of skill and care ordinarily exercised by members of this profession. No other warranty, expressed or implied, is made.

It should be noted that whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may be hidden within the fabric of the building or in other non-accessible areas, and may only become known when the building is being demolished or renovated.

Internal inspections of plant, machinery, ancillary equipment and fixings were outside the remit of this of this audit. Such items include:

- Water heaters;
- Boilers;
- Heating, Ventilation, Air Conditioning (HVAC) systems;
- Boxing (pipe boxing, cable chases etc.);
- Sanitary and plumbing wares (incl. Soil pipes);
- Areas above the reach of a 2.5m ladder unless access arranged prior to survey;
- Fire doors frequently contain an inner layer of asbestos material. Internal sections of fire doors were not examined during this audit, as this would have caused significant damage to the doors. Fire doors should, therefore, be assumed to contain asbestos until proven otherwise; and
- Some types of metal framed windows can contain asbestos seals as beading and steel sash putties.

This report is solely for the use of WorkSafe New Zealand and any reliance on this report by third parties shall be at such party's sole risk as it may not contain sufficient information for the purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any objective other than those set out in the report, except where written approval with comments are provided by Precise Consulting & Laboratory Ltd.

This report relates only to the identification of asbestos containing materials used in the construction of the property and does not include the identification of asbestos containing materials in mobile plant and equipment, dangerous goods, or hazardous substances in the form of chemicals used, stored or manufactured with the property or plant.

This report only refers to the areas and materials that have been identified and specified by the client as requiring an asbestos survey. Any materials or areas not specified by the client as requiring an asbestos survey will be deemed outside the specified scope of works, and outside the liability of Precise Consulting & Laboratory Limited.

The management and staff of Precise Consulting and Laboratory Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However due to the scientific basis of analytical results, Precise Consulting and Laboratory Ltd does not guarantee the completeness or accuracy of information gathered and presented in this report. The information and knowledge in this report should not be relied on in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document.



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## 3.0 Introduction

Precise Consulting & Laboratory Ltd received an Authorisation to Proceed to undertake, as far as practicable, a non-intrusive Asbestos Management Survey from WorkSafe New Zealand. This order has been accepted on the basis of the original scope and proposal, and our terms and conditions of business.

The order relates to the survey of: 19 Wentworth St, Gore

The survey was carried out by: Jake Davenport.

The Type of survey selected / requested by the client was an Asbestos Sampling Survey.

The reason for selecting this survey is to enable the client to manage the asbestos risks associated asbestos and asbestos containing materials located internally and externally at their property.

This survey was carried out in accordance with documented in house procedures, which are based on the Health and Safety at Work (Asbestos) Regulations 2016, the HSWA Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016 and the HSE Guidance document HSG 264 'The Survey Guide'.

### 3.1 Purpose of the Survey

The purpose of this Management Survey is to help the client manage asbestos in their premises. It provides sufficient information for the recording of the location and condition of asbestos containing materials – in accordance with Sections 10 and 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

This legislation stipulates the PCBU with control of the workplace may not allow work with asbestos (including maintenance and removal), in accordance with Section 7 of the Health and Safety at Work (Asbestos) Regulations 2016 unless the works are completed in accordance with the Regulations licencing requirements.

The PCBU with control of the workplace should take all practicable steps to identify asbestos products within their properties and record its location and condition in accordance with these Regulations. Tenants and workers must be made aware of the presence of asbestos and of any action relating to it that may become necessary; all contractors required to do work must be informed of the presence of asbestos.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable Asbestos Management Plan in accordance with Section 13 of the Regulations.



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## 3.2 Aim of Survey

The aim of this survey was to:

- Identify and record the location, extent and product type, as far as reasonably practicable, of known or presumed ACMs;
- Inspect and record information regarding the accessibility, condition and surface treatment of known or presumed ACMs; and
- Determine and record the asbestos type based on sampling or making a presumption based on product type and appearance.

## 3.3 Type of Survey – Sampling Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACMs in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspected ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that were inaccessible have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos containing materials. Presumptions may have also been used within this report to presume or strongly presume the presence of ACMs in lieu of sampling.

Management surveys may involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties e.g. type of building, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions, but in itself does not constitute a management plan.

In order for the client to comply with Section 13 of the Health and Safety at Work (Asbestos) Regulations 2016 they must implement an asbestos management plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACMs which relates to their condition and their potential to release fibres. This material assessment will provide the client with an initial guide to the priority for managing ACMs as it will identify those ACMs which will most readily release fibres if they are disturbed.





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## 4.0 Desk Top Review and Survey Planning

Details of information requested from the client by Precise Consulting & Laboratory Ltd in order to carry out a desk top review and plan the survey in accordance with the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016 and HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Jeremy Kennedy on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

19 Wentworth St, Gore

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.



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## 5.0 Survey Methodology

5.1 This survey has been undertaken in accordance with the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016, HSG264 'The Survey Guide' and Precise Consulting and Laboratory Limited's in house procedures.

5.2 Clients of Precise Consulting and Laboratory Limited that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative is recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACMs will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACMs will not be identified with labels unless the client expressly requests otherwise.

5.5 All accessible fibrous materials and items will be included in the survey unless, in the surveyor's professional opinion, these items can be excluded (e.g. Wood, wallpaper, man-made mineral fibre).

5.6 Areas that could not be accessed will be presumed to have ACMs present until proven otherwise. Each area requiring further inspection will be documented within Appendix 3 – Areas Surveyed.

5.7 Materials that could not be accessed and in the surveyor's opinion cannot be dismissed, will be presumed to be ACM unless proven otherwise. Materials that are not sampled, but in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may be minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the Data Sheets (Appendix 2) and Area Surveyed Register (Appendix 3) of the survey and will be referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the survey whilst attempting to identify all possible ACMs as required by the scope of works. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACMs present until proven otherwise.

5.11 Non-fibrous materials and items known not to contain asbestos (e.g. Concrete block, metal, plastics and non-textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or these items have specifically been requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACMs, has been presumed to have ACMs present unless, in the surveyor's professional opinion, such items can be excluded.



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## 6.0 Exclusions and Caveats

For safety reasons, it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated 'no access', or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos containing materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the data sheets of this report. In accordance with the Health and Safety at Work (Asbestos) Regulations 2016, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services prove otherwise.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Stipple" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained from the same area, the client should presume that the textured coating contains asbestos throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant, unless specifically requested by the client.



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## 7.0 Sampling and Analysis

The objective of bulk sampling is to determine whether or not asbestos is present in possible asbestos containing materials.

Bulk sampling is undertaken in line with recognised safe practices in order to minimise potential risk to the health of building occupants and visitors. Bulk samples are taken in accordance with documented in-house procedures, the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016 and HSG264 'The Survey Guide'.

Bulk samples are sent to the appointed IANZ Accredited Laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

The label will indicate the sample number and the date taken. This label can be used with the report for cross reference purposes.

Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and AS 4964–2004 'Method for the qualitative identification of asbestos in bulk samples', in addition to Precise Consulting & Laboratory Ltd documented in-house methods. Samples are examined under a low magnification stereomicroscope and polarised light microscopy accompanied by dispersion staining in accordance with the aforementioned methods.

The bulk sample description and analysis results can be found in Appendix 5 of this report – The IANZ Accredited Laboratory Report.

### Key to Analysis Results:

Chrysotile – White Asbestos

Amosite – Brown Asbestos

Crocidolite – Blue Asbestos

Organic Fibre Type (OFT)– Not Asbestos

Synthetic Mineral Fibre (SMF) – Not Asbestos

Unidentified Mineral Fibre (UMF) – May or May Not be Asbestos



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## 8.0 Asbestos Related Work

Any asbestos remediation or removal work should be performed by a reputable, licensed Asbestos Removalist, in accordance with the New Zealand Health and Safety at Work (Asbestos) Regulations 2016 and associated Approved Code of Practice 'Management and Removal of Asbestos', November 2016, amended December 2016.

Air monitoring for asbestos fibres may be necessary with proposed asbestos remedial and/or removal projects. Environmental air monitoring must be undertaken in accordance with the New Zealand Approved Code of Practice 'Management and Removal of Asbestos', November 2016, amended December 2016.

The client is recommended to seek professional advice when planning to conduct air monitoring.

The disposal of any asbestos containing materials and/or contaminated waste off site must be in accordance with the local authority and legislative requirements. For large removals, the employed contractor should arrange for the correct disposal of the ACM and be able to provide waste tracking documents for the transport and disposal of ACM as this is a regulated activity under the Resource Management Act and the Health and Safety at Work (Asbestos) Regulations 2016.



## 9.0 Survey Results - Interpretations

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (Appendix 2) and Asbestos Register (Appendix 1). Where asbestos containing materials have been identified or presumed to be present then a Material Risk Assessment Score has been calculated. The Material Risk Assessment Algorithm detailed below complies with the requirements of the Good Practice Guidelines for Conducting Asbestos Surveys and includes additional information from the Health and Safety Executive 'A Comprehensive Guide to Managing Asbestos in Premises' as the asbestos type present in the material impacts the level of risk.

The individual scores for each sample variable are added together to form the final material risk assessment score.

Material Risk Assessment Algorithm		
Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.)
	2	AIB, millboards, low-density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felts.
	3	Thermal insulation (e.g. 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	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets, painted textured coatings, etc.
	2	Unsealed AIB or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type (assumed if not analysed)	1	Chrysotile
	2	Amosite
	3	Crocidolite

Material Risk Assessment Score		
Score Range	Score	Examples of Scores
High	10 and above	High risk with a high potential to release fibres if disturbed
Medium	7 to 9	Medium risk with a medium potential to release fibres if disturbed
Low	5 to 6	Low risk with and having low potential to release fibres if disturbed
Very Low	4 and below	Very low risk with and having very low potential to release fibres if disturbed



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## 10.0 General Recommendations

To comply with and ensure that the requirements of the Health and Safety at Work Act 2015, the Health and Safety at Work (Asbestos) Regulations 2016 and all associated guidelines and codes of practice, the following recommendations should be implemented:

- Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Section 7.5 of the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016;
- The findings of the survey should be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with the Health and Safety at Work (Asbestos) Regulations 2016;
- Implement an Asbestos Management Plan and review process in compliance with Section 13 of the Health and Safety at Work (Asbestos) Regulations 2016;
- Instigate regular inspections, to record and update details of retained asbestos containing materials;
- Review the Asbestos Management Plan at least annually;
- During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets and Appendix 3 of this report. In accordance with the Health and Safety at Work (Asbestos) Regulations 2016 Section 10, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.
- Where asbestos debris or asbestos in poor condition has been found, it is recommended that access is restricted and or controlled to these areas;
- If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented in the New Zealand Approved Code of Practice 'Management and Removal of Asbestos', November 2016, amended December 2016;
- All identified asbestos to be appropriately identified and subject to risk assessment, management, and re- inspection; and
- Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

In accordance with the New Zealand Approved Code of Practice 'Management and Removal of Asbestos', November 2016, amended December 2016, the removal of ACMs fall into one of the categories below:



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### Removal of Non-Friable Asbestos

Non-friable asbestos is asbestos that under ordinary circumstances cannot easily be crumbled.

Non-friable asbestos-containing materials (ACMs) are generally materials where asbestos fibres are bonded in a cement, bituminous or resin matrix.

Non-friable asbestos removal falls into two categories:

1. Under 10m<sup>2</sup> of non-friable asbestos containing material may be removed by a competent contractor, i.e. someone who has the experience and knowledge of working with asbestos without risk to their own or others' lives even if they do not have a license for restricted work with asbestos. This work does not need to be notified to WorkSafe New Zealand.
2. Over 10m<sup>2</sup> of non-friable asbestos must be removed, at a minimum, by a Class B Licensed asbestos removal contractor. A Class A Licensed asbestos removal contractor is also able to complete all non-friable removals. This work must be notified to WorkSafe New Zealand

It is recommended that all non-friable asbestos removal or remedial works are completed by a licensed asbestos removal contractor regardless of size.

### Removal of Friable Asbestos

Friable asbestos is asbestos that under ordinary conditions can be easily crumbled.

Note: 'Ordinary conditions' implies 'as it is in situ' but this definition has not been legally tested. The 'ordinary condition' of the asbestos can change, e.g. due to age, weathering, fire damage, abrasion, chemical treatment, water-blasting or algae damage.

All friable asbestos and associated asbestos containing dust must only be removed and/or remediated by a Class A licenced asbestos removal contractor. This work must be notified to WorkSafe New Zealand.

### Notifiable work in relation to asbestos is "restricted work".

All restricted work must be notified to WorkSafe NZ at least 5 days before the work begins. Evidence of the notification must be kept on site.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.





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## Appendix 1 - Asbestos Register

\* NB: S – Sample, SP – Strongly Presumed, P – Presumed, As – as per sample, NSM – No Suspect Material

Building	Floor Type	Room	Item Location	Material	Quantity / Units	Extent of Damage	Surface Treatment	Accessibility	Sample Information	Asbestos Type	Risk Score	Recommended Action
19 Wentworth Street, Gore	Site / Grounds	External	Soil below Window 1	Soil	8sqm	High Damage	Completely Unsealed	Accessible	S07-S	Chrysotile	7	Restrict entry and repair or remove



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## Appendix 2 – Survey Data Sheets

\* NB: S – Sample, SP – Strongly Presumed, P – Presumed, As – as per sample, NSM – No Suspect Material

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Ground Floor	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	Bedroom 1	Dust/Debris within Bedroom 1		15sqm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S01 - S	Dust	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
	Surveyor Comments				

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Ground Floor	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	Bedroom 1	Dust/Debris within Bedroom 1		15sqm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S02 - S	Dust	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
	Surveyor Comments				




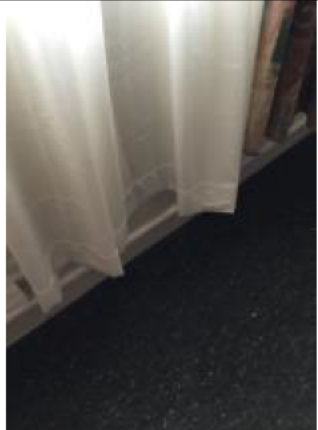
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## Appendix 2 – Survey Data Sheets

\* NB: S – Sample, SP – Strongly Presumed, P – Presumed, As – as per sample, NSM – No Suspect Material

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Ground Floor	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	Bedroom 2	Dust/Debris to top of picture		2sqm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S03 - S	Dust	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
Surveyor Comments					

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Ground Floor	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	Bedroom 2	Dust/Debris to skirting below window		2lm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S04 - S	Dust	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
Surveyor Comments					

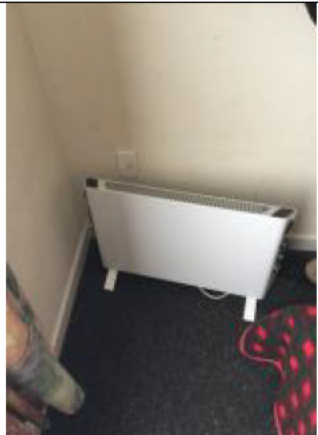



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## Appendix 2 – Survey Data Sheets

\* NB: S – Sample, SP – Strongly Presumed, P – Presumed, As – as per sample, NSM – No Suspect Material

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Ground Floor	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	Bedroom 2	Dust/Debris within storage heater		1sqm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S05 - S	Dust	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
	Surveyor Comments				

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Ground Floor	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	Bedroom 3	Dust/Debris to skirting below window		2lm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S06 - S	Dust	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
	Surveyor Comments				

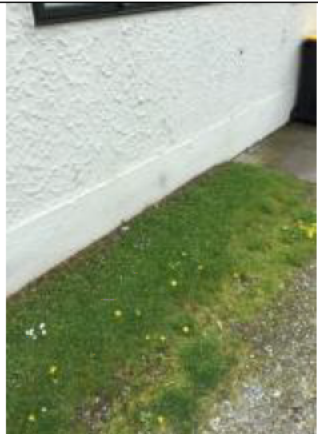



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## Appendix 2 – Survey Data Sheets

\* NB: S – Sample, SP – Strongly Presumed, P – Presumed, As – as per sample, NSM – No Suspect Material

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Site / Grounds	Chrysotile
	Room Name	Item Location		Quantity/Unit	
	External	Soil below Window 1		8sqm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S07 - S	Soil	Completely Unsealed	High Damage	Accessible
	Risk Score				
	10				
	Recommended Action	Restrict entry and repair or remove			
Surveyor Comments					

	Survey Date:	Lead Surveyor	Building	Floor	Confirmed/Presumed Asbestos
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Site / Grounds	No Asbestos Detected
	Room Name	Item Location		Quantity/Unit	
	External	Soil below Toilet window		8sqm	
	Sample No (S,SP,P,As,NSM)	Material/Suspect Material	Surface Treatment	Extent of Damage	Accessibility
	S08 - S	Soil	Completely Unsealed	High Damage	Accessible
	Risk Score				
	0				
	Recommended Action	No Action Required			
Surveyor Comments					



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## Appendix 2 – Survey Data Sheets

\* NB: S – Sample, SP – Strongly Presumed, P – Presumed, As – as per sample, NSM – No Suspect Material

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Building</b>	<b>Floor</b>	<b>Confirmed/Presumed Asbestos</b>
	24/10/2018	Jake Davenport	19 Wentworth Street, Gore	Site / Grounds	No Asbestos Detected
	<b>Room Name</b>	<b>Item Location</b>		<b>Quantity/Unit</b>	
	External	Soil below Window 2		8sqm	
	<b>Sample No (S,SP,P,As,NSM)</b>	<b>Material/Suspect Material</b>	<b>Surface Treatment</b>	<b>Extent of Damage</b>	<b>Accessibility</b>
	S09 - S	Soil	Completely Unsealed	High Damage	Accessible
	<b>Risk Score</b>				
	0				
	<b>Recommended Action</b>	No Action Required			
	<b>Surveyor Comments</b>				



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## Appendix 3 – Areas Surveyed

\* NB: Multiple entries represent multiple ACM locations within Room

Building	Floor Type	Room	Item Location	Material	Asbestos Type
19 Wentworth Street, Gore	Ground Floor	Bedroom 1	Dust/Debris within Bedroom 1	Dust	No Asbestos Detected
19 Wentworth Street, Gore	Ground Floor	Bedroom 1	Dust/Debris within Bedroom 1	Dust	No Asbestos Detected
19 Wentworth Street, Gore	Ground Floor	Bedroom 2	Dust/Debris to top of picture	Dust	No Asbestos Detected
19 Wentworth Street, Gore	Ground Floor	Bedroom 2	Dust/Debris to skirting below window	Dust	No Asbestos Detected
19 Wentworth Street, Gore	Ground Floor	Bedroom 2	Dust/Debris within storage heater	Dust	No Asbestos Detected
19 Wentworth Street, Gore	Ground Floor	Bedroom 3	Dust/Debris to skirting below window	Dust	No Asbestos Detected
19 Wentworth Street, Gore	Site / Grounds	External	Soil below Window 1	Soil	Chrysotile
19 Wentworth Street, Gore	Site / Grounds	External	Soil below Toilet window	Soil	No Asbestos Detected
19 Wentworth Street, Gore	Site / Grounds	External	Soil below Window 2	Soil	No Asbestos Detected






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# Appendix 4 – Site Plans



Floor plan is not to scale. Prepared as a visual representation of the areas surveyed only	National Office, Level 6, 86 Customhouse Quay, Wellington	 N	Asbestos Detected
	19 Wentworth St, Gore		No Asbestos Detected
	Ground Floor		Presumed Asbestos





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## Appendix 5 – IANZ Accredited Laboratory Report



**PRECISE**

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**Report Date:** 25 Oct 2018

**Certificate Number:** B1810241646

WorkSafe New Zealand  
National Office, Level 6, 86 Customhouse Quay, Wellington

**Client Reference:** -

Dear Jeremy Kennedy,

**Re: Asbestos Identification Analysis – 19 Wentworth Street, Gore**

6 sample(s) received on 24 Oct 2018 by Jake Davenport.

The results of fibre analysis were performed by Emma Kirk of Precise Consulting and Laboratory Ltd on 25 Oct 2018.

The sample(s) were stated to be from 19 Wentworth Street, Gore.

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*.

The results of the fibre analysis are presented in the appended table.

Should you require further information please contact Emma Kirk.

Yours sincerely

Emma Kirk

**PRECISE LABORATORY IDENTIFIER**

# Sample Analysis Results

Certificate Number: B1810241646  
Report Date: 25 Oct 2018  
Site Location: 19 Wentworth Street, Gore



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**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 (UMF), 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 samples in this report are "As Received". The laboratory does not take responsibility for the sampling procedure or accuracy of sample location description. This document may not be reproduced except in full.

Identified by:

Approved Identifier: Emma Kirk

Reviewed by:

Key Technical Person: Emma Kirk

Sample ID	Client Sample ID	Sample Location/Description/Dimensions	Analysis Results
S01	S01	Dust/Debris within Bedroom 1 Dust Surface Swab Sample Dimensions N/A	No Asbestos Detected Synthetic Mineral Fibres
S02	S02	Dust/Debris within Bedroom 1 Dust Surface Swab Sample Dimensions N/A	No Asbestos Detected Synthetic Mineral Fibres
S03	S03	Dust/Debris to top of picture Dust Surface Swab Sample Dimensions N/A	No Asbestos Detected No Fibres Detected
S04	S04	Dust/Debris to skirting below window Dust Surface Swab Sample Dimensions N/A	No Asbestos Detected No Fibres Detected
S05	S05	Dust/Debris within storage heater Dust Surface Swab Sample Dimensions N/A	No Asbestos Detected No Fibres Detected
S06	S06	Dust/Debris to skirting below window Dust Surface Swab Sample Dimensions N/A	No Asbestos Detected No Fibres Detected



**PRECISE**

CONSULTING & LABORATORY

**Report Date:** 26 Oct 2018

**Certificate Number:** P1810241646

WorkSafe New Zealand  
National Office, Level 6, 86 Customhouse Quay, Wellington

**Client Reference:** -

Dear Jeremy Kennedy,

**Re: Asbestos Soil Identification Analysis – 19 Wentworth St, Gore**

3 sample(s) received on 24 Oct 2018 by Jake Davenport.

The results of fibre analysis were performed by Emma Kirk of Precise Consulting and Laboratory Ltd on 26 Oct 2018.

The sample(s) were stated to be from 19 Wentworth St, Gore.

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

The results of the fibre analysis are presented in the appended table.

Should you require further information please contact Emma Kirk.

Yours sincerely

Emma Kirk

**PRECISE LABORATORY IDENTIFIER**

# Sample Analysis Results

Certificate Number: P1810241646  
Report Date: 26 Oct 2018  
Site Location: 19 Wentworth St, Gore



**PRECISE**

CONSULTING & LABORATORY

**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 (UMF), 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 samples in this report are "As Received". The laboratory does not take responsibility for the sampling procedure or accuracy of sample location description. This document may not be reproduced except in full.

Identified by:

Approved Identifier: Emma Kirk

Reviewed by:

Key Technical Person: Emma Kirk

Sample ID	Client Sample ID	Sample Location/Description/Dimensions	Analysis Results
S07	S07	Soil below Window 1 Non-Homogeneous Soil 148.5g	Chrysotile (white asbestos) Fibres Organic Fibres
S08	S08	Soil below Toilet window Non-Homogeneous Soil 77g	No Asbestos Detected Organic Fibres
S09	S09	Soil below Window 2 Non-Homogeneous Soil 64.6g	No Asbestos Detected Organic Fibres

# Appendix 1: Soil Analysis Raw Data

Certificate Number: P1810241646  
Report Date: 26 Oct 2018  
Site Location: 19 Wentworth St, Gore



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Sample ID	Client Sample ID	Total Sample Weight (g)	ACM Approximate Dimensions (g)*	Form	Trace Asbestos Detected**
S07	S07	148.5	-	-	N
S08	S08	77	-	-	N
S09	S09	64.6	-	-	N

\* The reporting limit for this standard is 0.1g/kg

\*\* Trace asbestos present is indicative that freely liberated respirable fibres are present and dust control measures should be implemented or increased

**Reviews**

**Summary**

Event	Date	Actioned By
Status changed to Closed	31/10/2018	Jeremy Kennedy
Email Asbestos sampling results received from Precise Consulting & Laboratory Limited	31/10/2018	Jeremy Kennedy
Email Soil Analysis - Sample 7 received from Precise Consulting & Laboratory Limited	31/10/2018	Jeremy Kennedy
File Document Added: 31102018100320-0001-Sampling Notes.pdf - Notes - Precise Consultancy sampling	31/10/2018	Jeremy Kennedy
Party - Precise Consulting & Laboratory Limited - added	31/10/2018	Jeremy Kennedy
Notice status changed to Complied With	31/10/2018	Jeremy Kennedy
Notice status changed to Issued	31/10/2018	Jeremy Kennedy
Status changed to Open	31/10/2018	Jeremy Kennedy
On-site follow-Up	24/10/2018	Jeremy Kennedy
Notice status changed to Complied With	27/09/2018	Rob Cleary
Status changed to Closed	27/09/2018	Rob Cleary
Assigned to Rob Cleary	27/09/2018	Jeremy Kennedy
File Note Added - Return file	27/09/2018	Jeremy Kennedy
Meeting	26/09/2018	Rob Cleary
File Document Added: ASMNZ 18-053726 19 Wentworth.pdf - ASM Asbestos sample results	25/09/2018	Jeremy Kennedy
Email Email and correspondence of Sample results from ASM received from Holmwood Real Estate Limited	25/09/2018	Jeremy Kennedy

**5720040 - Holmwood Real Estate Limited - Assessment**

Phone Call Call made to Kathy Roxburgh in relation to the asbestos results received. K ... made to Holmwood Real Estate Limited	25/09/2018	Jeremy Kennedy
File Document Added: notes Holmwood Realestate Limited.pdf - Notes	21/09/2018	Jeremy Kennedy
Email Email issuing Improvement notice and attachment sent to Holmwood Real Estate Limited	17/09/2018	Jeremy Kennedy
File Document Added: Asbestos Report 19 Wentworth.pdf - Letter Joe MacDonald	14/09/2018	Jeremy Kennedy
File Document Added: EDM Record.pdf - EDM	14/09/2018	Jeremy Kennedy
Notice status changed to Issued	14/09/2018	Jeremy Kennedy
Email Correspondence received from Holmwood Real Estate Limited	14/09/2018	Jeremy Kennedy
Meeting	14/09/2018	Jeremy Kennedy
Meeting	14/09/2018	Jeremy Kennedy
Desk-based follow-up	14/09/2018	Jeremy Kennedy
HSWA Improvement Notice issued to Holmwood Real Estate Limited under ASBE Regulation 20(2)	14/09/2018	Jeremy Kennedy
Linked file 5720393 - Holmwood Real Estate Limited - Assessment	13/09/2018	Rob Cleary
Assessment completed	13/09/2018	Jeremy Kennedy
Status changed to Open	7/09/2018	Jeremy Kennedy
Phone Call Received call from Geoffrey Armstrong at 16:22 following an email sent to h ... received from Geoffrey Mark Armstrong	7/09/2018	Jeremy Kennedy
Desk-based follow-up	7/09/2018	Jeremy Kennedy



**5720040 - Holmwood Real Estate Limited - Assessment**

Assigned to Jeremy Kennedy	5/09/2018	Jeremy Kennedy
Assessment begins	5/09/2018	Jeremy Kennedy
Assigned to H&S Assessments Invercargill	31/08/2018	Pania Fox
File Note Added - CAT 3 - Assessment	31/08/2018	Pania Fox
Concern: Asbestos		
Details: Work going on inside rental ...		
Party - Holmwood Real Estate Limited - added	31/08/2018	Pania Fox
Downstream file triggered	31/08/2018	Pania Fox
5720037 - Unknown PCBU, please update - Response		
Party - Geoffrey Mark Armstrong - added	31/08/2018	Pania Fox
Status changed to Open	31/08/2018	Pania Fox
Assessment initiated	31/08/2018	Pania Fox

**Links**

ID	File Title
5720037	5720037 - Unknown PCBU, please update - Response
5720393	5720393 - Holmwood Real Estate Limited - Assessment

**Triage**

Decision Date: 31/08/2018

Response Inspector: Pania Fox

**Decision History**

By Pania Fox on 31 Aug 2018

Category 3 - Workplace Assessment

CAT 3 - Assessment

Concern: Asbestos

Details: Work going on inside rental property. Builders are disturbing ACM which client believes is in the materials in the external and internal cladding of the house. Creating a

### 5720040 - Holmwood Real Estate Limited - Assessment

lot of dust. No control measures for the dust. Nature of the work going on is removing windows and installing joinery. Client believes that there is fibre cement boards in the property with asbestos.

Location: 19 Wentworth Street, Gore

PCBU: Unknown

Informant: Geoffrey Mark Armstrong

**File Details**

File Title: 5720393 - Holmwood Real Estate Limited - Assessment

Trigger: IRH

CRM: No

CRP: No

Rationale: Asbestos

Details: PCBU began using abrasive cutting tools through an undetermined fibre cement structure on informant's rental dwelling. It became clear that no assessment as to the nature of the substance was made. Both Builder and Property Manager were evasive and aggressive over being asked as to whether any determination of asbestos content had been made. See attached for more details

Location: 19 Wentworth Street, Gore

PCBU: Holmwood Real Estate Limited t/a Harcourts Gore

Informant: Geoffrey Armstrong

Date Initiated: 6/09/2018

Nearest Town/City: Gore

Assigned To: Rob Cleary

Industry: Other Construction Services n.e.c.

Focus Area: Construction

**File Status**

Status: Closed

Outcome: Fulfilled

**Parties**

Client ID	Name	Roles/Duties	Contact Name	Primary Party	Victim
18858125	Geoffrey Armstrong	Complainant		False	
2812877	Holmwood Real Estate Limited	PCBU		True	

**Assessments**

Status: Closed

End Date: 13/09/2018

**TLM Assessments**

None

Outline of Intended Process: File refers to previous Guardian file already being attended for same matter - 5720040

Type	Location	Details	H&S Rep/Worker Interaction	H&S Rep/Worker Name	Date
Workplace Assessment Visit	East Gore	Trainee Jeremy Kennedy leading this with Inspector Rob Cleary conducting training, coaching and enforcement...	Yes	Kathy Roxburgh	13/09/2018

**Worker Participation System**

Did you speak to an H & S Rep: No

Reason for not speaking to an H & S Rep?: Not available

Did you speak to a Worker: Yes - add Rep. details

Type: Worker

Name: Kathy Roxburgh

Matters raised/discussed: Property Manager for Holmwood Real Estate, all discussions had with her on phone, arranged meeting with them

**Findings**

Detail of All Findings: All further activity refers existing file 5720040

Files to be merged

No actionable issues for this file but IN to be issued for original file

Matter shows as fulfilled but via original file 5720040

Assessment Re-Visit Required: No

Health & Safety Issues Found: No Actionable Issues Identified

Hazard Management System:

Other focus area issues found: Construction > Secondary Focus Area > Occ Health - Asbestos, Construction > Secondary Focus Area > Asbestos Removal Control Plan

## Issues

## Notices

## Notes & Communications

Attachment	Type	Date	Description	Created By
	Note	6/09/2018	CAT 3 - Assessment  Asbestos  Details: PCBU began using abrasive cutting tools through an undetermined fibre cement structure on informant's rental dwelling. It became clear that no assessment as to the nature of the substance was made. Both Builder and Property Manager were	Pania Fox

## Detailed File Report

5720393 - Holmwood Real Estate Limited - Assessment

evasive and aggressive over being asked as to whether any determination of asbestos content had been made. See attached for more details

Location: 19  
 Wentworth  
 Street, Gore

PCBU:  
 Holmwood Real  
 Estate Limited  
 t/a Harcourts  
 Gore

Informant:  
 Geoffrey  
 Armstrong

Phone Call	13/09/2018	Called by Jeremy Kennedy, conference call, discussed outstanding matters of testing, work completed and prevention in this happening again. Raised matter of IN for testing of cladding which was not done. Work has been completed but we thought this passed the test for public interest in that the complainant and occupier	Rob Cleary
------------	------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------

may have been  
exposed due to  
the work  
method.

**Attachments**

**Reviews**

**Summary**

Event	Date	Actioned By
Status changed to Closed	13/09/2018	Rob Cleary
Linked file 5720040 - Holmwood Real Estate Limited - Assessment	13/09/2018	Rob Cleary
Status changed to Open	13/09/2018	Rob Cleary
Assigned to Rob Cleary	13/09/2018	Rob Cleary
Phone Call Called by Jeremy Kennedy, conference call, discussed outstanding matters of ... made to Holmwood Real Estate Limited	13/09/2018	Rob Cleary
Workplace Assessment Visit	13/09/2018	Rob Cleary
Assessment begins	13/09/2018	Rob Cleary
Assessment completed	13/09/2018	Rob Cleary
Assigned to H&S Assessments Invercargill	6/09/2018	Pania Fox
File Note Added - CAT 3 - Assessment Asbestos Details: PCBU began using abrasive cutting to ...	6/09/2018	Pania Fox
Party - Geoffrey Armstrong - added	6/09/2018	Pania Fox
Party - Holmwood Real Estate Limited - added	6/09/2018	Pania Fox
Downstream file triggered 5720327 - Holmwood Real Estate Limited - Response - -	6/09/2018	Pania Fox

**5720393 - Holmwood Real Estate Limited - Assessment**

Status changed to Open	6/09/2018	Pania Fox
Assessment initiated	6/09/2018	Pania Fox

**Links**

ID	File Title
5720040	5720040 - Holmwood Real Estate Limited - Assessment
5720327	5720327 - Holmwood Real Estate Limited - Response - -

**Triage**

Decision Date: 6/09/2018

Response Inspector: Pania Fox

**Decision History**

By Pania Fox on 06 Sep 2018

Category 3 - Workplace Assessment

CAT 3 - Assessment

Asbestos

Details: PCBU began using abrasive cutting tools through an undetermined fibre cement structure on informant's rental dwelling. It became clear that no assessment as to the nature of the substance was made. Both Builder and Property Manager were evasive and aggressive over being asked as to whether any determination of asbestos content had been made. See attached for more details

Location: 19 Wentworth Street, Gore

PCBU: Holmwood Real Estate Limited t/a Harcourts Gore

Informant: Geoffrey Armstrong