

Appendix 1 Asbestos/Hazardous Materials Register

Example Asbestos Register

The Asbestos Register on the following pages contains a detailed description and risk assessment information. This is outlined below:

Each asbestos item's location and description is included in the first column

The sample number corresponds to the Laboratory report (if samples taken) in [Appendix 2](#)

Photos of selected items are included in the [Section 3 Findings](#)

An estimated amount of the asbestos materials is outlined here

Based on the risk assessment, the urgency of the control recommendation is included here as a guide:

- P1** – Immediate attention is required as the ACM represents a high risk
- P2** – An increased risk is present and urgent attention is required to mitigate the risk
- P3** – ACM is either friable in good condition or non-friable in good-fair condition.
- P4** – ACM is non-friable in nature and is in a good and stable condition

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Ground Floor												
Ground Floor Lobby, Western Wall Fibre cement sheeting	A01	Positive	1	5m ²	Good	Non Friable	Low	Low	2027	No	P4	Label and maintain item in good condition. Remove by a Class A/B licensed asbestos contractor prior to renovations.
Switch Room Electrical cabinet – electrical backing board *Not sampled due to live equipment	.*	Suspected Positive	2	1 units	Good	Non Friable	Low	Low	2027	Yes	P4	Maintain in good condition and remove by a Class A/B asbestos contractor prior to renovations.

Sample Status identifies if the material contains asbestos:

- Positive:** the sample contains asbestos (refer to the analysis report in [Appendix 2](#))
- Negative:** the sample does not contain asbestos.
- Where the material was not sampled, but is similar to another sample, the sample status is **Assumed Negative** or **Assumed Positive**.
- Based on knowledge, an item may be **Suspected Positive** or **Suspected Negative** if the material was inaccessible at the time of inspection

These columns outline the risk assessment of each ACM:

- Condition:** Good, Fair or Poor
- Friability:** Friable or Non-friable
- Disturbance Potential:** Low, Med or High depending on a number of factors such as access requirements, airflow etc
- Risk Status:** describes the overall health risk posed by the ACM (Low, Med or High)

A date for re-inspection is given based upon the risk assessment

Do the materials have asbestos warning labels?

Recommended control measures are included for identified ACM

Asbestos Register

Site Address: 255 George Street, Sydney NSW								Assessed By:		Paul Brown Senior Consultant (RiskTech Compliance)		
								Date:		28/01/2021		
Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Exterior												
Driveway entrances, entrances to the building, surrounding the building No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Façade No access to upper sections of façade *further inspection required	-	-	-	-	-	-	-	-	-	-	-	-
Ground Level & Level 1 Expansion Joint/Construction Joint – Black mastic sealant	Greencap 2017 J149155-01-NAA00-001	Negative	-	-	-	-	-	-	-	-	-	-
Roof Level Expansion Joint/Construction Joint – Black mastic sealant	NAA 2011 94066-11-01	Negative	-	-	-	-	-	-	-	-	-	-
Roof Level, Entrance Adjacent Ladder Vent Fans – Mastic sealant	RiskTech 22-A01	Positive	1	2 Vent Fans	Good	Non-Friable	Low	Low	June 2027	Yes	P4	Maintain item in good condition. Remove by a Class A/B licensed asbestos contractor prior to refurbishment/demolition.
Roof Level Roof membrane under concrete slabs Construction Joint – Black mastic sealant	RiskTech Feb 2021 George St S-01	Negative	-	-	-	-	-	-	-	-	-	-
Interior – Level 31 (Upper Plant Room)												
Plant Room & Fire Stairwell, Throughout Fire Doors (tagged – 1995, 2009, 200_ & 20__) – Core insulation	Same as Greencap 2013 J113208-NA00-06	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Plant Room & Fire Stairwell, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation	Same as RiskTech 2017-05	Assumed Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Access Stairs to Roof, Walls & under slab membrane Expansion Joint/Construction Joint – Black mastic sealant	Same as NAA 2011 94066-11-01	Negative	-	-	-	-	-	-	-	-	-	-
Generator Room Generator No.3, Pipework – Gaskets (grey/black) *No gaskets were observed on Generators 1 & 2 and tenant generators.	Greencap 2013 J113208-NAA00 04	Positive	2	~2 units	Good	Non-Friable	Low	Low	June 2027	Yes	P4	Maintain item in good condition. Remove by a Class A/B licensed asbestos contractor prior to refurbishment/demolition.
Generator Room Generators, Pipework Insulation – Rope	Greencap 2013 J113208-NAA00 03	Negative	-	-	-	-	-	-	-	-	-	-
Generator Room Generators, Pipework – Gaskets (Green)	Greencap 2013 J113208-NAA00 02	Negative	-	-	-	-	-	-	-	-	-	-
Tenant Cooling tower Room Adjacent Generator Room Cooling Tower Joints – Black Mastic sealant	RiskTech 2017 02	Negative	-	-	-	-	-	-	-	-	-	-
High Rise Lift Motor Room Ceiling, Ductwork – Sprayed insulation	Same as NAA 2010 82666-NA00-02	Assumed Negative	-	-	-	-	-	-	-	-	-	-
High Rise Lift Motor Room Lift Motors (Lifts 1-6)– Brake pads *Not sampled due to age of material	-*	Assumed Negative	-	-	-	-	-	-	-	-	-	Brake Pads Replaced July 2011 Removal documentation provided by Kone dated 12/7/2011.
Central, Goods Lift Motor Room Lift Motor (Lift 7)– Brake pads *Not sampled due to age of material	-*	Assumed Negative	-	-	-	-	-	-	-	-	-	Brake Pads Replaced February 2012 Removal documentation provided by Kone dated 21/2/2012.

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Building Maintenance Unit (BMU) BMU Secondary brake Pad	RiskTech Feb 2021 George St, S-02	Negative	-	-	-	-	-	-	-	-	-	-
Interior – Level 30 (Plant Room)												
Plant Room & Fire Stairwell, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation	Same as RiskTech 2017 05	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Plant Room & Fire Stairwell, Throughout Fire Doors (tagged – 1995, 2009, 200_ & 20__) – Core insulation	Same as Greencap 2013 J113208- NA00-06	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Store Room Adjacent Building Managers Office Double Fire Doors (tagged Fire Research 1985) – Core insulation	RiskTech 2017 05	Negative	-	-	-	-	-	-	-	-	-	-
Throughout, Yellow Ductwork Flange Joints – Brown mastic sealant	RiskTech 2017 03	Negative	-	-	-	-	-	-	-	-	-	-
Throughout Ductwork – Sprayed insulation	Same as NAA 2010 82666- NA00-02	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Throughout Hot Water Pipework Flange Joints – Gaskets (beige)	RiskTech 22-A02	Negative	-	-	-	-	-	-	-	-	-	-
Throughout, Electrical Cabinets Electrical backing boards *not sampled - no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Air Handling Units 1-4, Coil Rooms Pipework Flange Joints – Gaskets (grey) *Not sampled due to age of material	-*	Assumed Negative	-	-	-	-	-	-	-	-	-	Items Removed July, August & October 2021 Removal documentation provided dated 10/7/2021, 18/8/2021 & 7/10/2021

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Boiler Room, Throughout Ground Expansion Joints – Bituminous material	NAA 2010 82666- NA00-03	Negative	-	-	-	-	-	-	-	-	-	-
Boiler Room, Boilers 1 & 2 Rear & Front Ends – Rope gasket	NAA 2010 82666- NA00-04	Negative	-	-	-	-	-	-	-	-	-	-
Boiler Room, Boilers Pipework Flange Joints – Gaskets *Not sampled due to age of material	-*	Assumed Negative	3	-	-	-	-	-	-	-	-	Item Removed October 2021 Removal documentation provided dated 10/7/2021
Boiler Room, Hot Water Pumps Pipework Flange Joints – Gaskets *Not sampled due to age of material	-*	Assumed Negative	3	-	-	-	-	-	-	-	-	Item Removed October 2021 Removal documentation provided dated 10/7/2021
Boiler Room, Boilers 1 & 2, Internal – Insulation materials (e.g. rope gaskets, insulation, fibrous gaskets etc.) *Not sampled due to age of material	-*	Assumed Negative	4	-	-	-	-	-	-	-	-	Item Removed October 2021 Removal documentation provided dated 10/7/2021
Offices, Chiller Plant Room, Store Room Area, Lift Lobby & Fire Stairwells No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Levels 17-29												
Fire Stairwell, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation	Same as RiskTech 2017 05	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Fire Stairwell, Throughout Fire Doors (tagged – 1995, 2009, 200_ & 20__) – Core insulation	Same as Greencap 2013 J113208- NA00-06	Assumed Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Electrical Cupboards Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Office areas, riser cupboards, lift lobby areas, hallways & toilets No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Level 16 (Plant Room)												
Exterior, Surrounding, External Balcony Area Low Level Infill Panels – Compressed cement sheeting	RiskTech 2017 08	Negative	-	-	-	-	-	-	-	-	-	-
Plant Room, Switch Rooms & Fire Stairwell, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation	Same as RiskTech 2017 05	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Plant Room, Switch Rooms & Fire Stairwell, Throughout Fire Doors (tagged – 1995, 2009, 2011, 200_ & 20__) – Core insulation	Same as Greencap 2013 J113208-NA00-06	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Level 16A, Low Rise Lift Motor Room Lift Motors (Lifts 8-15)– Brake pads *Not sampled due to new brake pads	-*	Assumed Negative	-	-	-	-	-	-	-	-	-	Item Removed July 2011 Removal documentation provided by Kone dated 12/7/2011.
Air Handling Units 5-6, Coil Rooms Pipework Flange Joints – Gaskets (grey) *Not sampled due to age of material	-*	Assumed Negative	5	-	-	-	-	-	-	-	-	Items Removed August & October 2021 Removal documentation provided dated 18/8/2021 & 7/10/2021
Throughout Hot Water Pipework Flange Joints – Gaskets *Sample taken from pipework adjacent AHU No. 5	Same as RiskTech 22-A02	Assumed Negative	6	-	-	-	-	-	-	-	-	-
Switch Rooms 1-2 & Corridors Switch Boards & Meter Boards - Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Interior – Levels 1-15												
Fire Stairwell, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation *Samples taken from Levels 13 & 15	Airsafe 2011 16468 - 1 & 2	Negative	-	-	-	-	-	-	-	-	-	-
Fire Stairwell, Throughout Fire Doors (tagged – 1995, 2009, 200_ & 20__) – Core insulation	Same as Greencap 2013 J113208- NA00-06	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Electrical Cupboards Electrical backing boards *Sample taken from Levels 4 & 13	Greencap 2013 J113208- NA00-07 & 08	Negative	-	-	-	-	-	-	-	-	-	-
Level 1, Southwest Office, Emergency Exit Fire Door – Core insulation	NAA 2011 94066-11- 02	Negative	-	-	-	-	-	-	-	-	-	-
Office areas, riser cupboards, lift lobby areas, hallways & toilets No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Ground Level												
Entrances, lift lobby area, reception, café area, hallways & toilets No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Basement Level 1												
Fire Stairwell & Riser Doors, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation	Same as RiskTech 2017 05	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Fire Stairwell & Riser Doors, Throughout Fire Doors (tagged – 1995, 2009, 200_ & 20__) – Core insulation	Same as Greencap 2013 J113208- NA00-06	Assumed Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Adjacent Entrance to Fire Control Room Beam – Sprayed insulation	NAA 2010 82666- NA00-02	Negative	-	-	-	-	-	-	-	-	-	-
MDF Room Floor Covering – Brown vinyl floor tiles	NAA 2010 82666- NA00-01	Negative	-	-	-	-	-	-	-	-	-	-
MDF Room Floor Covering – Brown vinyl floor tiles	Greencap 2017 J149155- 01-NA00- 001	Negative	-	-	-	-	-	-	-	-	-	-
Entrances, lift lobby area, hallways, car parking areas No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Basement Level 2												
Fire Stairwell Store Rooms, Plant Rooms & Riser Doors, Throughout Fire Doors (tagged Fire Research 1985) – Core insulation	Same as RiskTech 2017 05	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Fire Stairwell Store Rooms, Plant Rooms & Riser Doors, Throughout Fire Doors (tagged – 1995, 2009, 200_ & 20__) – Core insulation	Greencap 2013 J113208- NA00-06	Negative	-	-	-	-	-	-	-	-	-	-
Entrances, lift lobby area, hallways, car parking areas, loading dock area, store rooms, toilets & cleaners store rooms No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Basement Level 3												
Fire Stairwell Store Rooms, Plant Rooms & Riser Doors, Throughout Fire Doors (tagged – 1985, 1995, 2009, 200_ & 20__) – Core insulation	Greencap 2013 J113208- NA00-06	Negative	-	-	-	-	-	-	-	-	-	-
Entrances, lift lobby area, hallways, car parking areas, Plant Rooms, Fuel Tank Room No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-

Synthetic Mineral Fibres (SMF) Register

Location Item Description	Photo No.	Form	Extent	Condition	Risk Status	Control Recommendations
Exterior						
No SMF materials were identified or suspected during the current Hazardous Materials Survey	-	-	-	-	-	-
Interior – All Levels						
Level 31, Plant Room Hot Water heaters – Internal insulation	7	Bonded	2 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Level 30 Plant Room, Boiler Room Boiler insulation	8	Bonded	2 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Level 16, Plant Room Hot Water heaters – Internal insulation	9	Bonded	3 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Level 16, Plant Room, Ceiling & Wall Sarking insulation	10	Bonded	~50m ²	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Office areas Ceiling - Compressed ceiling tiles	11	Bonded	~1,000m ²	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Office areas Ceiling Space - Air conditioning ductwork	12	Bonded	~100m ²	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Kitchenettes Mini zip boilers – Internal insulation	13	Bonded	~28 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Riser Cupboards & Electrical Cupboards Penetrations – Pillow insulation	14	Bonded	~2,000 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Riser Cupboards & Plant Rooms ductwork & Exhaust Pipes – Insulation	15	Bonded	~1000m	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Level B1, Plant Room Hot Water heaters – Internal insulation	16	Bonded	2 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments

Polychlorinated Biphenyls (PCBs) Register

Location Item Description	Photo No.	Capacitor Specifications	No. Fittings	PCB Containing (Yes/No)	Control Recommendations
Exterior					
No PCB containing capacitors were identified or suspected during the current survey	-	-	-	-	-
Interior - All Levels					
Throughout all office levels, toilets, hallways, kitchenettes, service risers, tenancies, fire stairwells, Plant Rooms, loading docks, car parking areas & staff areas Fluorescent light fittings (new appearance) As the building was constructed in 1985 the fluorescent light fittings are unlikely to contain PCB containing capacitors as these were phased out in the late 1970's.	-	-	-	-	-

Lead Paint Register

Location Item Description	Photo No.	Sample No.	Lead content (w/w%)	Lead Paint?	Extent	Condition	Control Recommendations
Exterior							
No lead paint systems were identified during the current hazardous materials survey	-	-	-		-	-	-
Interior							
Level 31, Cooling Tower Area, Ceiling Light yellow paint colour	17	22-LP01	0.33%	Yes	~500m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 31 Plant Room, Walls Cream paint colour	18	22-LP02	0.34%	Yes	~300m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 31, Plant Room, Doors & Door Frames Blue paint colour	19	22-LP03	0.25%	Yes	~10 units	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 31 Plant Room, Ductwork & Air Handling Units Yellow paint colour	20	Same as 22-LP04	1.2%	Yes (assumed)	~100m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 30 Plant Room, Walls Cream paint colour	-	Same as 22-LP02	0.34%	Yes (assumed)	~100m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 30 Plant Room, Ductwork & Air Handling Units Yellow paint colour	21	Same as 22-LP04	1.2%	Positive (assumed)	~200m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 30, Plant Room, Doors & Door Frames Blue paint colour	-	Same as 22-LP03	0.25%	Positive (assumed)	~15 units	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 16 Plant Room, Ductwork & Air Handling Units Yellow paint colour	22	22-LP04	1.2%	Positive	~100m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 16 Plant Room, Walls Cream paint colour	23	Same as 22-LP02	0.34%	Yes (assumed)	~200m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Level 16, Plant Room, Doors & Door Frames Blue paint colour	-	Same as 22-LP03	0.25%	Positive (assumed)	~15 units	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.
Basement Levels 1-3, Ductwork Yellow paint colour	24	Same as 22-LP04	1.2%	Yes (assumed)	~80m ²	Good	Overpaint within non-lead containing paint if refurbishing. Removal of paint must be undertaken under controlled conditions.