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COMPLIANCE HAZARDOUS MATERIAL RE-INSPECTION AND RISK ASSESSMENT

JANUARY 2023

Report Reference:

J051890

Client:

C120867 Mirvac Real Estate Pty Ltd

Address:

Broadway Shopping Centre
1 Bay Street
Glebe NSW
2037

Contents

Document Control

Document Quality Management Details		
Report Name:	Hazardous Materials Risk Assessment	
Site Details:	Broadway Shopping Centre, 1 Bay Street, Glebe NSW 2037	
Property ID:	N/A	
Project Number:	J051890 V1	
Client Name:	C120867 Mirvac Real Estate Pty Ltd	
Signatures:	Prepared By: Dennis Tam  Senior Consultant LAA: NSW001330 5 May 2023	Reviewed and Authorised By: Cameron Hollands  Principal Consultant LAA: NSW000107; EIANZ #1419 5 May 2023

Glossary of Terms / Acronyms

AC	*Asbestos Cement*
ACM	*Asbestos-containing Material*
Asbestos Insulation Board (AIB)	*Low Density Board (LDB)*
Assumed	*Item status is based on a visual assessment*
Class A Unrestricted Licensed Removalist	*Can remove any amount or quantity of friable, non–friable asbestos and asbestos-containing dust*
Class B Restricted Licensed Removalist	*Can remove any amount or quantity of non-friable asbestos and any amount of asbestos–containing dust associated with the removal of non–friable asbestos*
Controlled Conditions	*Use of PPE, RPE & Appropriate Controls*
Friable Asbestos	*ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry*
Fully Controlled Conditions	*Within an Enclosure Under Negative Pressure*
LAA	*Licenced Asbestos Assessor*
LARC	*Licenced Asbestos Removal Contractor*
Non–Friable Asbestos	*Material containing asbestos fibres reinforced with a bonding compound*
ODS	*Ozone Depleting Substance*
PCB	*Polychlorinated Biphenyls*
Strongly Assumed	*Item is similar in appearance to another already sampled item and therefore its item status*
SMF	*Synthetic Mineral Fibre*

Introduction

This report presents the findings of a Compliance Hazardous Material Re-Inspection and Risk Assessment conducted for C120867 Mirvac Real Estate Pty Ltd of the site Broadway Shopping Centre, 1 Bay Street, Glebe NSW. The site Compliance Hazardous Material Re-Inspection and Risk Assessment was undertaken by Dennis Tam on 30 January 2023 to 17 February 2023.

The objective of the assessment was to identify and assess the risks associated with the suspected hazardous materials at the site and update the Hazardous Materials Register.

This report was performed in accordance with:

- Work Health and Safety Regulation 2017 (NSW)
- Code of Practice How to manage and control asbestos in the workplace, SafeWork NSW, 2022
- AS/NZS 4361.2:2017 Guide to hazardous paint management - Part 2: Lead paint in residential, public and commercial buildings, Standards Australia/New Zealand, 2017
- Ozone Protection and Synthetic Greenhouse Gas Management Regulations, Australian Government, 1995
- The Australian and New Zealand Environment and Conservation Council (ANZECC) Polychlorinated Biphenyls Management Plan, Revised Edition 2003.
- Code of Practice for the safe use of Synthetic Mineral Fibres, NOHSC, 2006 (1990)
- National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater (2011)

Scope of Works

The scope of works for this project was as follows:

- Conduct hazardous materials re-inspections of Broadway Shopping Centre (Main Building, Greek St Building & Model and Moxham Building).
- Inspect representative and accessible areas of the site to identify the following hazardous materials:
  - Asbestos
  - Lead Paint
  - Lead Dust
  - Ozone Depleting Substance
  - Polychlorinated Biphenyls
  - Synthetic Mineral Fibre
- Identify the likelihood of hazardous materials in inaccessible areas
- Identify the types of hazardous materials, their location, friability, extent, condition and disturbance potential
- Assess the risks posed by the hazardous materials
- Collect samples of suspected asbestos containing materials
- Collection of representative dust samples for analysis of lead concentration (reported as mg/kg)
- Collection of paint chip samples for analysis of percentage lead content (reported as % w/w)
- Take photographs of suspected hazardous materials
- Compile an Hazardous Materials Register for the site
- Recommend control measures and actions necessary to manage any hazardous material related risks

Refer to *Methodology* section of report for full details.

Site Description

The site consists of 3 building/s.

Building Reference	Greek Street
Building Description	Shopping Centre and Carpark
Construction Type	Concrete wall, concrete floor and concrete roof
Est. Building Construction Date	1990
Est. Total Area Surveyed (m^2)	12000

Building Reference	Main Building
Building Description	Shopping Centre
Construction Type	Concrete wall, concrete floor and concrete roof
Est. Building Construction Date	1997
Est. Total Area Surveyed (m^2)	10000

Building Reference	Model & Maxham Building
Building Description	Shopping Centre and Office
Construction Type	Brick and concrete wall, timber floor with concrete roof
Est. Building Construction Date	1900
Est. Total Area Surveyed (m^2)	5200

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item–specific findings are presented in the Asbestos Materials Register.

Area	Number of Items by Risk Rating			
	High	Medium	Low	Very Low
Greek Street - Basement 2	0	0	0	1
Greek Street - Ground Floor	0	0	1	0
Greek Street - Level 4	0	0	1	1
Main Building - 1. Basement Level	0	0	3	0
Model & Maxham Building - 1. Lower Ground Level	0	0	2	3
Model & Maxham Building - 2. Ground Level	0	0	1	0
Model & Maxham Building - 3. Level 1	0	0	1	1
Model & Maxham Building - 5. Level 3	0	0	0	1
Model & Maxham Building - 6. Roof	0	0	1	0
TOTAL	0	0	10	7

Site Asbestos Control Priority Risk Profile

The following table provides a summary of the Asbestos Control Priority Risk Assessment for the site; item–specific findings are presented in the Hazardous Materials Register.

Area	Number of Items by Priority Risk Rating			
	P1	P2	P3	P4
Greek Street - Basement 2	0	0	0	1
Greek Street - Ground Floor	0	0	1	0
Greek Street - Level 4	0	0	1	1
Main Building - 1. Basement Level	0	0	0	3
Model & Maxham Building - 1. Lower Ground Level	0	0	1	4
Model & Maxham Building - 2. Ground Level	0	0	1	0
Model & Maxham Building - 3. Level 1	0	0	1	1
Model & Maxham Building - 5. Level 3	0	0	0	1
Model & Maxham Building - 6. Roof	0	0	0	1
TOTAL	0	0	5	12

Summary of Identified Items

The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

Area	Asbestos		Hazardous Materials				
	Friable	Non Friable	Lead Dust	Lead Paint	ODS	PCB	SMF
Greek Street - Basement 1	No	No	No	No	No	No	YES
Greek Street - Basement 2	No	YES	No	No	No	No	No
Greek Street - Ground Floor	YES	No	No	No	No	No	YES
Greek Street - Level 1	No	No	No	No	No	No	YES
Greek Street - Level 2	No	No	No	No	No	No	YES
Greek Street - Level 3	No	No	No	No	No	No	YES
Greek Street - Level 4	No	YES	No	YES	No	No	YES
Main Building - 1. Basement Level	No	YES	No	No	YES	YES	No
Main Building - 2. Lower Ground Level	No	No	No	No	No	No	YES
Main Building - 3. Ground Level	No	No	No	No	YES	No	YES
Main Building - 4. Level 1	No	No	No	No	No	No	YES
Main Building - 5. Level 2	No	No	No	No	YES	No	YES
Main Building - 6. Level 2A	No	No	No	No	No	No	No
Main Building - 7. Level 3	No	No	No	No	No	No	YES
Main Building - 8. Roof	No	No	No	No	No	No	YES
Model & Maxham Building - 1. Lower Ground Level	YES	YES	No	No	No	No	No
Model & Maxham Building - 2. Ground Level	YES	No	No	YES	No	No	YES
Model & Maxham Building - 3. Level 1	YES	No	No	YES	No	No	YES
Model & Maxham Building - 4. Level 2	No	No	No	YES	No	No	YES
Model & Maxham Building - 5. Level 3	No	YES	No	YES	No	No	YES
Model & Maxham Building - 6. Roof	No	YES	No	No	No	No	YES

Items Requiring Remediation

The following items were found to be either damaged or in a condition which require control measures to reduce the risk of exposure to asbestos fibres.

Item No.	Hazard Type	Item Location and Description	Recommendations
At the time of the site inspection no items were identified that required immediate remediation			

Recommendations

Greencap can assist with the implementation of any of the below recommendations:

- Develop or update the Hazardous Materials Management Plan(HMMP) to manage the risks associated with remaining in-situ hazardous materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standard. *Greencap can assist with preparation and review of HMMP with practical control measures for hazardous materials and clearly assigned responsibilities.*
- Areas Not Accessed highlighted in this report must be assumed to contain hazardous materials. Appropriate management planning should be implemented to control access to and maintenance activities in these areas, until such a time as they can be inspected, and the presence or absence of hazardous materials can be confirmed.
- Prior to demolition or refurbishment works, engage a competent person to undertake a destructive hazardous materials inspection of the premises as per relevant Legislation, Codes of Practice and Australian Standards.

Asbestos

- In-situ Asbestos-containing materials must be labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of relevant Legislation and Codes of Practice.
- Provide Asbestos Awareness training to staff and site personnel to inform them of how to work safely alongside asbestos in accordance with the requirements of relevant Legislation and Codes of Practice. *Greencap offers a variety of onsite and online asbestos training options https://www.greencap.com.au/training/muddy-boots-asbestos-training.*
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of relevant Legislation and Codes of Practice.
- Schedule minimum five yearly periodic reinspection by a competent person of the identified and assumed asbestos-containing materials to confirm the risk assessment in accordance with relevant Legislation and Codes of Practice.
- Should removal/remediation of asbestos items occur it must be conducted by an appropriately licensed asbestos removal contractor under appropriate controlled conditions.
- Asbestos-related work activities including maintenance plus unusual and infrequent activities such as emergency activities must be undertaken by appropriately trained personnel using safe work procedures in accordance with relevant Legislation and Codes of Practice

Lead Paint

- Undertake stabilisation or removal works of high damage paint systems as soon as possible. Engage an lead abatement contractor with appropriate experience and removal controls in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings. In the interim, access should be restricted until remedial works take place.
- Maintain in good condition all identified lead paint systems.
- Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes. All surfaces painted prior to 1997 should be assumed to contain lead above 0.1% w/w (AS/NZS 4361.2:2017).
- Consider engaging an independent hygiene consultant/Lead specialist to undertake Lead air monitoring, clearance inspection and clearance sampling during any removal works to ensure works are conducted safely.

Ozone Depleting Substance

- Maintain in good condition all Ozone depleting substance items.
- Confirm that the contractor conducting works involving refrigerants holds a Refrigerant Trading Authorisation with the Australian Refrigeration Council (ARC) and a Restricted Refrigerant Recoverer Licence under the Ozone and Synthetic Gas Management Regulations 1995.
- Ozone depleting substance should be decanted prior to decommissioning by a contractor who holds Refrigerant Trading Authorisation with the Australian Refrigeration Council (ARC) and a Restricted Refrigerant Recoverer Licence under the Ozone and Synthetic Gas Management Regulations 1995.

Polychlorinated Biphenyls

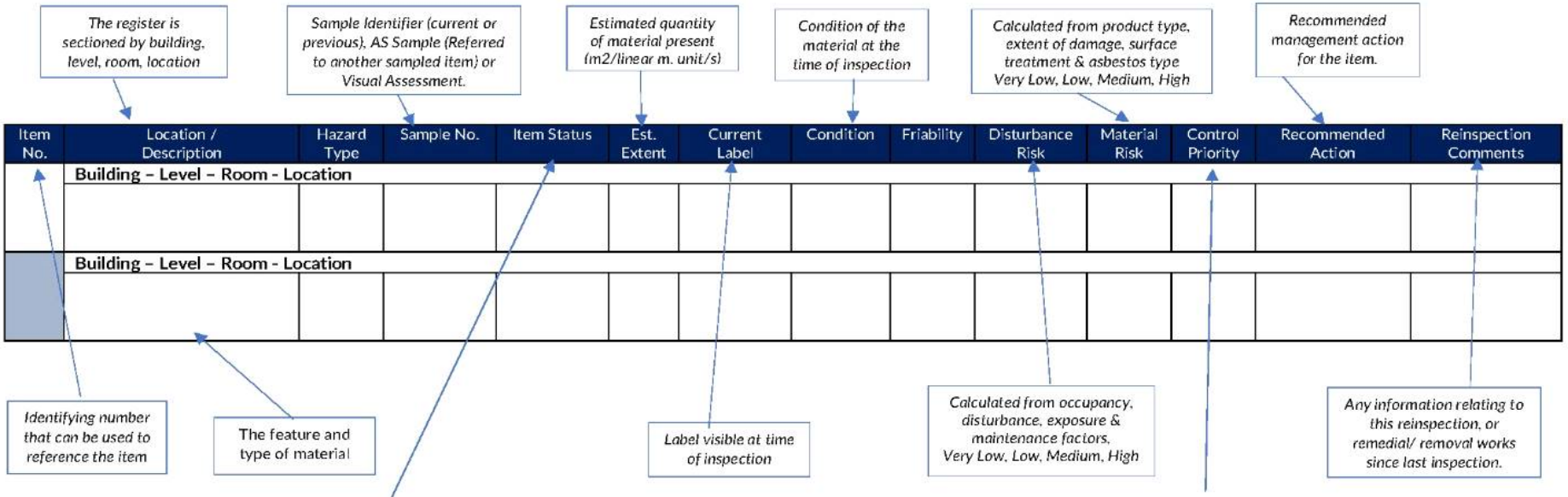
- Maintain in good condition all Polychlorinated Biphenyls items.

- Consider removal during routine maintenance under controlled conditions items identified as containing Polychlorinated Biphenyls. Capacitors and electrical components items must be de-energised by a licensed electrician. Appropriately experienced contractors should use appropriate Personal Protective Equipment (PPE) including face shield, gloves, skin and eye protection.
- Appropriately dispose of item identified as containing Polychlorinated Biphenyls in accordance with waste and environmental protection guidelines.

Synthetic Mineral Fibre

- Maintain in good condition all Synthetic Mineral Fibre items.
- Remove prior to demolition /refurbishment works under controlled conditions, by appropriately experienced contractor in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC:2006(1990). Contractors should use appropriate Personal Protective Equipment (PPE) including skin, eye and respiratory protection.
- Consider engaging an independent hygiene consultant to undertake SMF air monitoring during any removal works to ensure works are conducted safely.

How to use:
Greencap **Compliance Hazardous Materials Reinspection Register**



This indicates if the material contains asbestos / hazardous materials:	
Identified Positive	Item directly sampled and analysis confirms positive result for asbestos/hazardous materials
Identified Negative	Item directly sampled and analysis confirms negative result for asbestos/hazardous materials
Strongly Assumed Positive	Item has not been sampled, but is visually similar to another positive sample
Assumed Positive	Item status is based on a visual assessment
Strongly Assumed Negative	Item has not been sampled, but is visually similar to another negative sample
Assumed Negative	Item status is based on a visual assessment

The scores from the Asbestos material risk assessment are added to the scores of the Asbestos disturbance risk assessment to give the overall control priority risk assessment.
The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

P1/High	Immediate action should be taken, engage a licensed asbestos removal contractor. In the interim restrict access
P2/Medium	Removal/encapsulation of materials with minor damage required. Increased frequency of inspections required for damaged materials or items in good condition in high traffic areas. Materials should be identified, and warning labels affixed
P3/Low	Materials should be identified, and warning labels affixed. Minor repairs or removal may be required in some situations
P4/Very Low	Materials should be identified, and warning labels affixed. Minor repairs or removal may be required in some situations
P*	Item is inaccessible and/or risk assessment could not be completed. Further investigation required

Broadway Shopping Centre, 1 Bay Street, Glebe NSW, 2037 Audit Date 30 Jan 2023

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
227	Greek Street - Basement 2 - Lift Motor Room, Lift Motor - Brake Pads												
	Friction Pads	Asbestos	Visual	Assumed, Positive	2no.	Yes	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
261	Greek Street - Basement 2 - North Store Room, Throughout - Wall												
	Fibre Cement Sheeting - New Style	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
166	Greek Street - Basement 1 - Loading Dock, West of Goods Lift												
	Vermiculite - Further sampling is required prior to refurbishment works which may disturb the items	Asbestos	Greencap Limited J131662-001-BWAY-004 {AQ001629}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
167	Greek Street - Basement 1 - Loading Dock, North of Goods Lift												
	Vermiculite - Further sampling is required prior to refurbishment works which may disturb the items	Asbestos	As Greencap Limited J131662-001-BWAY-004 {AQ001629}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
256	Greek Street - Basement 1 - Loading Dock, West - Infill Panels												
	Fibre Cement Sheeting	Asbestos	Greencap Limited J131662-001-BWAY-005 {AQ001628}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
233	Greek Street - Basement 1 - Carpark, Entry Door - Fire Door Core												
	Insulation - Year of Manufactured in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
237	Greek Street - Basement 1 - Carpark, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
238	Greek Street - Basement 1 - Air Conditioning Plant Room, Floor Penetration - Pillow Insulation												
	Insulation	SMF	Visual	Assumed, Positive	2no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
257	Greek Street - Basement 1 - Air Conditioning Plant Room, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	5m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
258	Greek Street - Basement 1 - Air Conditioning Plant Room, Wall Penetration - Pillow Insulation												
	Insulation	SMF	Visual	Assumed, Positive	20m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
259	Greek Street - Basement 1 - Air Conditioning Plant Room, Pipework												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
255	Greek Street - Basement 1 - Westpac, Inaccessible												
	Inaccessible - Westpac closed during the inspection	All	Visual	Assumed, Positive	Inaccessible	-	Unknown	-	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
260	Greek Street - Basement 1 - Plant Room, Pipework												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
168	Greek Street - Ground Floor - Aldi, Staff Room - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
169	Greek Street - Ground Floor - Aldi, Staff Room - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	15m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
170	Greek Street - Ground Floor - Aldi, Loading Dock - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
214	Greek Street - Ground Floor - Aldi, Back of House - Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
215	Greek Street - Ground Floor - Aldi, Ceiling - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	600m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
216	Greek Street - Ground Floor - Australia Post, Back of House - Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
217	Greek Street - Ground Floor - Australia Post, Manager Office - Safe												
	Insulation - Restricted Access	Asbestos	Visual	Assumed, Positive	1no.	Yes	Good Condition	Friable	Very Low	Low	P3	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
218	Greek Street - Ground Floor - Australia Post, Lunch Room - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
219	Greek Street - Ground Floor - Australia Post, Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	30m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
220	Greek Street - Ground Floor - Australia Post, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
221	Greek Street - Ground Floor - Australia Post, Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
222	Greek Street - Ground Floor - Australia Post, Pipework												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
224	Greek Street - Ground Floor - Common Area, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
225	Greek Street - Ground Floor - Common Area, Ceiling - Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
226	Greek Street - Ground Floor - Common Area, Inaccessible												
	Escalators - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
-	Greek Street - Ground Floor - All Tenanted Areas, -												
	Electrical Distribution Board - New Style Electrical Components, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
208	Greek Street - Level 1 - Harvey Norman, Lunch Room - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
209	Greek Street - Level 1 - Harvey Norman, Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
210	Greek Street - Level 1 - Harvey Norman, Ceiling Space - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
211	Greek Street - Level 1 - Harvey Norman, Ceiling - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	500m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
262	Greek Street - Level 1 - Harvey Norman, Lunch Room - Below Sink - Hot Water Unit												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
-	Greek Street - Level 1 - All Tenancy Areas, -												
	Electrical Distribution Board - New Style Electrical Components, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
212	Greek Street - Level 1 - Common Area, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
213	Greek Street - Level 1 - Common Area, Ceiling - Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
223	Greek Street - Level 1 - Common Area, Inaccessible												
	Escalators - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
171	Greek Street - Level 2 - Cleaners Room, North - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
172	Greek Street - Level 2 - Hoyts, Kitchen - Electrical Distribution Board												
	New Style - electrical components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
174	Greek Street - Level 2 - Hoyts, Kitchen - Ceiling Space - Ductwork												
	Vermiculite - Further sampling is required prior to refurbishment works which may disturb the items	Asbestos	As Greencap J131662-001-BWAY-006 {AQ001511}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
175	Greek Street - Level 2 - Hoyts, Kitchen - Ceiling Space - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	Unable to Locate
178	Greek Street - Level 2 - Hoyts, Ceiling Space and Kitchen - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	25m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
180	Greek Street - Level 2 - Hoyts, Ceiling Space - Flexible Ductwork Insulation												
	Insulation	SMF	Visual	Assumed, Positive	100m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
189	Greek Street - Level 2 - Hoyts, Projection Room - Plant And Equipment - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	2no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
190	Greek Street - Level 2 - Hoyts, Projection Room - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
191	Greek Street - Level 2 - Hoyts, Projection Room - Floor Covering												
	Blue Vinyl Sheet - New Style	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
192	Greek Street - Level 2 - Hoyts, Throughout - Fire Door Core												
	Insulation - Manufactured in 1998	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
228	Greek Street - Level 2 - Common Area, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
229	Greek Street - Level 2 - Common Area, Ceiling - Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
181	Greek Street - Level 3 - Carpark, Central - Electrical Switch Board												
	Backing Board - New Appearance	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
182	Greek Street - Level 3 - Priceline, Back of House Electrical Switch Board												
	Backing Board - Newer Appearance	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
184	Greek Street - Level 3 - Priceline, Throughout - Floor Covering												
	Vinyl Tiles	Asbestos	Greencap Limited J131662-001-BW AY-001 {AQ001512}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
186	Greek Street - Level 3 - Priceline, Ceiling Space - Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	50m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
187	Greek Street - Level 3 - Priceline, Throughout - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	600m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
231	Greek Street - Level 3 - Common Area, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
232	Greek Street - Level 3 - Common Area, Ceiling - Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
173	Greek Street - Level 3 - Hoyts, Roof Top Plant Room - Northwest Ductwork												
	Vermiculite - Further sampling is required prior to refurbishment works which may disturb the items	Asbestos	Greencap J131662-001-BWAY-006 {AQ001511}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
176	Greek Street - Level 3 - Hoyts, Roof Top Plant Room - Electrical Distribution Board												
	New Style - Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
188	Greek Street - Level 3 - Hoyts, Roof Top Plant Room - Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	200m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
193	Greek Street - Level 4 - Carpark, Fire Stairway - Entry Door												
	Upper White Paint and Lower Dark Grey Paint	Lead Paint	AQ001513	Identified, Negative - 0.01 %w/w	-	-	-	-	-	-	-	No further action required	
194	Greek Street - Level 4 - Carpark, Fire Stairway - Entry Door - Fire Door Core												
	Insulation - Year of Manufacture in 2010s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
195	Greek Street - Level 4 - Carpark, Road Expansion Joint												
	Mastic	Asbestos	Greencap Limited J131662-001-BWAY-007 {AQ001514}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
196	Greek Street - Level 4 - Carpark, Wall and Column												
	White Paint	Lead Paint	AQ001515	Identified, Negative - <0.005 %w/w	-	-	-	-	-	-	-	No further action required	
197	Greek Street - Level 4 - Carpark, Plant Room - Penetration - Pillow Insulation												
	Insulation - No Safe Access	SMF	Visual	Assumed, Positive	20no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
198	Greek Street - Level 4 - Carpark, North Fire Stairway - Exterior - North - Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
199	Greek Street - Level 4 - Carpark, Plant Room - Pipework												
	Red Paint - No Safe Access	Lead Paint	Greencap J131662-001-BWAY-LP-001 {AQ001516}	Identified, Positive	20m	-	Good Condition	-	-	-	-	Manage In Situ	
200	Greek Street - Level 4 - Carpark, Lift Lobby - Awning												
	Fibre Cement Sheeting - Height Restricted	Asbestos	Visual	Assumed, Positive	15m²	No	Good Condition	Non-friable	Very Low	Low	P3	Manage In Situ	
201	Greek Street - Level 4 - Air Handling Unit Plant Room, Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	20m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
202	Greek Street - Level 4 - Air Handling Unit Plant Room, Pipework												
	Insulation	SMF	Visual	Assumed, Positive	10m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
203	Greek Street - Level 4 - Exhaust Fan Room, Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	5m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
204	Greek Street - Level 4 - Plant Room, On Floor												
	Debris	Asbestos	As Greencap Limited J131662-001-BWAY-003 {AQ001517}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
205	Greek Street - Level 4 - Plant Room, Internal and External Wall Linings												
	Fibre Cement Sheeting	Asbestos	Greencap Limited J131662-001-BWAY-003 {AQ001517}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
206	Greek Street - Level 4 - Plant Room, Pipework												
	Insulation	SMF	Visual	Assumed, Positive	5m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
207	Greek Street - Level 4 - Lift Motor Room Above Lift, Lift Motor - Brake Pads												
	Friction Pads - Restricted Access	Asbestos	Visual	Assumed, Positive	6no.	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
159	Main Building - 1. Basement Level - Carpark, Car Park, B1 South - Southeast, adjacent Lift no. 5 Down Pipe - Moulded Fibre Cement Flue												

	Moulded Cement Flue	Asbestos	Greencap Limited J131662-002-BWAY-008 {AQ001509}	Identified, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
160	Main Building - 1. Basement Level - Carpark, Car Park, B1 South - Fire Door												
	Fire Door Core - Year of Manufacture 1999	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
161	Main Building - 1. Basement Level - Carpark, Car Park, B1 South - Throughout Ceiling - Fluorescent Light Fitting												
	Capacitor- New Style	PCB	Visual	Assumed, Positive	50no.	-	Good Condition	-	-	-	-	Manage In Situ	
162	Main Building - 1. Basement Level - Carpark, South East- Adjacent lift no. 4												
	R22	ODS	Visual	Assumed, Positive	1no.	-	Good Condition	-	-	-	-	Manage In Situ	
163	Main Building - 1. Basement Level - Carpark, Gas meter room- on the pipe work												
	Gasket - Live plant	Asbestos	Visual	Assumed, Positive	2no.	Yes	Good Condition	Non-friable	Very Low	Low	P4	Manage In Situ	
164	Main Building - 1. Basement Level - Carpark, Sprinkler valve room- Pipe Work												
	Gasket - Live plant	Asbestos	Visual	Assumed, Positive	8no.	Yes	Good Condition	Non-friable	Very Low	Low	P4	Manage In Situ	
165	Main Building - 1. Basement Level - Carpark, Hydrant booster sprinkler booster- pipeline												
	Gasket - Live plant	Asbestos	Visual	Assumed, Positive	5no.	Yes	Good Condition	Non-friable	Very Low	Low	P4	Manage In Situ	
137	Main Building - 3. Ground Level - Common Areas, Ceiling - Throughout - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
138	Main Building - 3. Ground Level - Common Areas, Inaccessible												
	Escalators - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
139	Main Building - 3. Ground Level - Fire Emergency Stairways, Entry Door												
	Fire Door Core Insulation - Year of Manufacture in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
-	Main Building - 3. Ground Level - All Tenancy Areas, -												
	New Style Electrical Distribution Board, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
251	Main Building - 3. Ground Level - All Tenancy Areas, Ceiling Space - Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	200m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
140	Main Building - 3. Ground Level - Goods Lift, Ceiling Ductwork												
	Vermiculite (sprayed) - Further sampling may required prior to works which may disturb the items	Asbestos	Greencap Limited J131662-002-BWAY-011 {AQ001502}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
141	Main Building - 3. Ground Level - Loading Dock, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	30m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
142	Main Building - 3. Ground Level - Loading Dock, A/C Units												
	ODS - R22	ODS	Visual	Assumed, Positive	5no.	-	Good Condition	-	-	-	-	Manage In Situ	

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143	Main Building - 3. Ground Level - Coles, Retail Areas - Floor Covering												
	Beige Vinyl Tiles	Asbestos	AQ001503	Identified, Negative	-	-	-	-	-	-	-	No further action required	
144	Main Building - 3. Ground Level - Coles, Ceiling - Light Fittings												
	New Style - Capacitor	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
145	Main Building - 3. Ground Level - Coles, Ceiling - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	1000m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
146	Main Building - 3. Ground Level - Coles, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
148	Main Building - 3. Ground Level - Coles, Staff Room - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
149	Main Building - 3. Ground Level - Coles, Staff Room - Below Sink - Chiller												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
147	Main Building - 3. Ground Level - Coles Plant Room, Inaccessible												
	Inaccessible	All	Visual	Assumed, Positive	Inaccessible	-	Unknown	-	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	

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269	Main Building - 3. Ground Level - Liquorland, Rear Store - Electrical Distribution Board												
	Backing Board - New Appearance	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
270	Main Building - 3. Ground Level - Liquorland, Ceiling Space - East - Wall Penetrations												
	Pillow Insulation	SMF	Visual	Assumed, Positive	2no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
271	Main Building - 3. Ground Level - Liquorland, Ceiling Space - West - Hot Water Unit												
	Insulation Materials	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
66	Main Building - 4. Level 1 - Common Areas, Ceiling - Throughout												
	Insulation	SMF	Visual	Assumed, Positive	250m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
122	Main Building - 4. Level 1 - Common Areas, Inaccessible												
	Escalators - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
121	Main Building - 4. Level 1 - Fire Emergancy Stairways, Entry Door												
	Fire Door Core Insulation - Year of Manufacture in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
-	Main Building - 4. Level 1 - All Tenancy Areas, -												
	New Style Electrical Distribution Board, Building Component	-	-	-	-	-	-	-	-	-	-	-	-

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123	Main Building - 4. Level 1 - Goods Lift Lobby, Electrical Switchroom - Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
124	Main Building - 4. Level 1 - Goods Lift Lobby, Goods Lift Lobby (behind Kmart)												
	Moulded Cement Sheet	Asbestos	Greencap Limited J131662-002-BWAY-006 {AQ001484}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
127	Main Building - 4. Level 1 - Kmart, Front Trading Areas - Floor Covering												
	Beige Vinyl Tiles	Asbestos	As AQ001486	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
128	Main Building - 4. Level 1 - Kmart, Front Trading Areas - Ceiling - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	500m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
129	Main Building - 4. Level 1 - Kmart, Back of House - Ceiling Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
130	Main Building - 4. Level 1 - Kmart, Back of House - Fire Emergency Exit - Fire Door												
	Fire Door Core - Year of Manufacture 1999	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
131	Main Building - 4. Level 1 - Kmart, Back of House - Switchroom - Entry Door												
	Fire Door Core - Year of Manufacture 1999	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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132	Main Building - 4. Level 1 - Kmart, Back of House - Switchroom - Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
133	Main Building - 4. Level 1 - Kmart, Back of House - Southwest - Plant Room												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
134	Main Building - 4. Level 1 - Kmart, Back of House - Southwest Plant Room - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
135	Main Building - 4. Level 1 - Kmart, Back of House - Southeast Section - Floor Covering												
	Beige Vinyl Tiles	Asbestos	AQ001486	Identified, Negative	-	-	-	-	-	-	-	No further action required	
136	Main Building - 4. Level 1 - Kmart, Back of House - Southeast Section - Floor Covering - Under Vinyl Tiles												
	Adhesive	Asbestos	AQ001487	Identified, Negative	-	-	-	-	-	-	-	No further action required	
125	Main Building - 4. Level 1 - Wittner, Ceiling - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	1m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
126	Main Building - 4. Level 1 - Wittner, Rear Store - Floor Covering												
	Grey Vinyl Tiles	Asbestos	AQ001485	Identified, Negative	-	-	-	-	-	-	-	No further action required	

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239	Main Building - 4. Level 1 - Wittner, Rear Store - Floor Covering - Beneath Vinyl Tiles												
	Adhesive	Asbestos	AQ001522	Identified, Negative	-	-	-	-	-	-	-	No further action required	
108	Main Building - 5. Level 2 - Common Area, Inaccessible												
	Escalator - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
109	Main Building - 5. Level 2 - Common Area, Ceiling - Flexible Ductwork												
	Insulation	SMF	Visual	-, Positive	-	-	-	-	-	-	-	No further action required	
272	Main Building - 5. Level 2 - Common Area, Ceiling Space - Roof Lining - Sarking Insulation												
	Insulation Materials	SMF	Visual	Assumed, Positive	1000m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
-	Main Building - 5. Level 2 - All Tenancy Areas, -												
	New Style Electrical Distribution Board, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
110	Main Building - 5. Level 2 - Fire Emergancy Stairway, Entry Door												
	Fire Door Core Insulation - Year of Manufacture in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
111	Main Building - 5. Level 2 - Good Lift Lobby, Access Door												
	Fire Door Core - Insulation - Year of Manufacture 2009	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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112	Main Building - 5. Level 2 - Good Lift Lobby, Entry Door												
	Fire Door Core - Insulation - Year of Manufacture 2009	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
113	Main Building - 5. Level 2 - Good Lift Lobby, Electrical Distribution Board												
	New Style - Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
114	Main Building - 5. Level 2 - Food Court Female Toilet, Ceiling Space - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
115	Main Building - 5. Level 2 - Food Court Female Toilet, Cubicle Partition												
	Moulded Cement Sheeting	Asbestos	Greencap Limited J131662-002-BWAY-005 {AQ001482}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
116	Main Building - 5. Level 2 - Mechanical Plant Room, A/C Unit (AC L1A.1)												
	R22	ODS	Visual	Assumed, Positive	1no.	-	Good Condition	-	-	-	-	Manage In Situ	
117	Main Building - 5. Level 2 - Mechanical Plant Room, A/C Unit (AC L1A.4)												
	Unknown Gas	ODS	Visual	Assumed, Positive	1no.	-	Good Condition	-	-	-	-	Manage In Situ	
118	Main Building - 5. Level 2 - Mechanical Plant Room, A/C Unit - Adjacent to Door												
	R22	ODS	Visual	Assumed, Positive	1no.	-	Good Condition	-	-	-	-	Manage In Situ	

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119	Main Building - 5. Level 2 - Mechanical Plant Room, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	15m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
120	Main Building - 5. Level 2 - Exterior, Carpark - South - Plant Room (West)												
	Debris	Asbestos	Greencap Limited J131662-002-BWAY-004 {AQ001483}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
74	Main Building - 7. Level 3 - Common Area, Inaccessible												
	Escalator - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
252	Main Building - 7. Level 3 - North Plant Room, Pipework												
	Insulation	SMF	Visual	Assumed, Positive	10m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
253	Main Building - 7. Level 3 - Security Control Room, Ceiling - Compressed Ceiling Tiles												
	Insulation - Item not able to be located during the inspection	SMF	Visual	Assumed, Positive	10m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	Unable to Locate
75	Main Building - 7. Level 3 - Ceiling Space, Flexible Ductwork												
	Insulation	SMF	Visual	-, Positive	200	-	-	-	-	-	-	No further action required	
88	Main Building - 7. Level 3 - Ceiling Space, Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	1000m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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254	Main Building - 7. Level 3 - Ceiling Space, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	100m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
82	Main Building - 7. Level 3 - Fire Emergency Stairway, Entry Door												
	Fire Door Core Insulation - Year of Manufacture in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
89	Main Building - 7. Level 3 - Fire Emergency Stairway, Southeast - Roof Top Area (Enter via Fire Stairway)												
	R32	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
83	Main Building - 7. Level 3 - Corridor to Toilet, East - Cleaner Storage - Partition Wall												
	Fibre Cement Sheeting	Asbestos	AQ001478	Identified, Negative	-	-	-	-	-	-	-	No further action required	
84	Main Building - 7. Level 3 - Exterior, Perimeter - Wall Cavity - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	1000m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
85	Main Building - 7. Level 3 - Electrical Switchroom DB MH3/N, Electrical Distribution Board												
	New Style - Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
86	Main Building - 7. Level 3 - Electrical Switchroom DB MH3/N, Entry Door												
	Fire Door Core Insulation - Year of Manufactured in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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87	Main Building - 7. Level 3 - Electrical Switchroom DB MH3/N, Lower Section Wall - Behind Electrical Distribution Board												
	Cream Paint	Lead Paint	AQ001479	Identified, Negative - <0.005 %w/w	-	-	-	-	-	-	-	No further action required	
-	Main Building - 7. Level 3 - All Tenancy Areas, -												
	New Style Electrical Distribution Board, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
90	Main Building - 7. Level 3 - Sheike, Rear Store - Wall												
	Beige Paint	Lead Paint	AQ001480	Identified, Negative - <0.005 %w/w	-	-	-	-	-	-	-	No further action required	
91	Main Building - 7. Level 3 - Target, Ceiling - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	500m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
92	Main Building - 7. Level 3 - Target, Ceiling - Light Fitting												
	New Capacitor	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
93	Main Building - 7. Level 3 - Target, Back of House - Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	500m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
94	Main Building - 7. Level 3 - Target, Back of House - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	100m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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95	Main Building - 7. Level 3 - Target, Back of House - West Wall - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	200m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
96	Main Building - 7. Level 3 - Target, Fire Emergency Stairway												
	Fire Door Core - Insulation - Year of Manufacture 1999	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
97	Main Building - 7. Level 3 - Target, Back of House - Disabled Toilet - Wall												
	Fibre Cement Sheeting	Asbestos	Greencap Limited J131662-002-BWAY-001 {AQ001481}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
98	Main Building - 7. Level 3 - Target, Back of House - Staff Room Kitchenette - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
99	Main Building - 7. Level 3 - Target, Back of House - Staff Room Kitchenette - Below Sink - Chiller												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
100	Main Building - 7. Level 3 - Target, Back of House - Staff Room - Plant Room AHU10/2 - Pipework												
	Insulation	SMF	Visual	Assumed, Positive	4m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
101	Main Building - 7. Level 3 - Target, Back of House - Staff Room - Plant Room AHU10/2 - Southeast Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	1m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
102	Main Building - 7. Level 3 - Target, Back of House - Staff Room - Plant Room AHU10/2 - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
150	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Entrance - Ceiling Lining												
	Fibre Cement Sheeting	Asbestos	Greencap Limited J131662-002-BWAY-009 {AQ001504}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
151	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Entrance - Ceiling Lining												
	Fibre Cement Sheeting	Asbestos	As Greencap Limited J131662-002-BWAY-009 {AQ001504}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
152	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Wall												
	Cream - Paint	Lead Paint	AQ001505	Identified, Negative - 0.008 %w/w	-	-	-	-	-	-	-	No further action required	
242	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Keg Room - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
243	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Keg Room, Kitchen and Store - Ceiling - Light Fitting												
	Capacitor	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
244	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Access Door - Fire Door Core												

	Insulation - Year of Manufactured in 1998	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
245	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Rear Store - Electrical Distribution Board												
	Electrical Components - New Style	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
246	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel, Throughout - Wall												
	White Paint - New Appearance	Lead Paint	Visual	-	-	-	-	-	-	-	-	No further action required	
153	Main Building - 2. Lower Ground Level - Exterior, North - Central Fire Stair to Francis St - Alcove Ceiling												
	Fibre Cement Sheeting	Asbestos	Greencap Limited J131662-002-BWAY-010 {AQ001626}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
241	Main Building - 2. Lower Ground Level - Exterior, South - Central Fire Stair to Grose St - Alcove Ceiling												
	Fibre Cement Sheeting	Asbestos	As Greencap Limited J131662-002-BWAY-010 {AQ001626}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
155	Main Building - 2. Lower Ground Level - Common Areas, Inaccessible												
	Escalators - Brake Pads	Asbestos	Visual	Assumed, Positive	Inaccessible	-	Unknown	Unknown	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	
156	Main Building - 2. Lower Ground Level - Carpark, South - Wall												
	White Paint	Lead Paint	AQ001506	Identified, Negative - 0.01 %w/w	-	-	-	-	-	-	-	No further action required	
157	Main Building - 2. Lower Ground Level - Carpark, Fire Stairways - Entry Door												

	Insulation - Year of Manufacture in 1990s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
158	Main Building - 2. Lower Ground Level - Carpark, East plant room- wall and floor penetration- pillow insulation												
	Insulation	SMF	Visual	Assumed, Positive	20no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
273	Main Building - 2. Lower Ground Level - Carpark, Southwest to Ceiling Penetration												
	Insulation	Asbestos	Greencap Limited J131662-002-BWAY-007 {TPS000664}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
247	Main Building - 2. Lower Ground Level - Tenancy - TAB, Ceiling Space - Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
248	Main Building - 2. Lower Ground Level - Tenancy - TAB, Ceiling - Compressed ceiling tiles												
	Insulation	SMF	Visual	Assumed, Positive	30m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
249	Main Building - 2. Lower Ground Level - Western Plant Room, Electrical Distribution Board												
	Electrical Components - New Style	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
250	Main Building - 2. Lower Ground Level - Western Plant Room, Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	3no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
275	Main Building - 2. Lower Ground Level - Western Plant Room, Throughout - Light Fittings												
	Capacitor - New Style	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
274	Main Building - 2. Lower Ground Level - Tenancy - TAB, Ceiling Space - Flexible Ductwork												
	Insulation Materials	SMF	Visual	Assumed, Positive	15m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
104	Main Building - 6. Level 2A - Plant Room, Entry Door												
	Fire Door Core Insulation - Year of Manufacture 1998	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
69	Main Building - 8. Roof - Exterior, Cooling Tower Area - North Wall												
	Fibre Cement Sheeting	Asbestos	Greencap Limited J131662-002-BWAY-002 {AQ001470}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
70	Main Building - 8. Roof - Plant Room, Light Fittings												
	New Style - Capacitor	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
71	Main Building - 8. Roof - Plant Room, Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	200m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
72	Main Building - 8. Roof - Plant Room, York Chiller - Pipework Flange Joint												
	Gasket	Asbestos	Greencap Limited J131662-002-BWAY-003 {AQ001471}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
73	Main Building - 8. Roof - Plant Room, Wall - Sarking												

	Insulation	SMF	Visual	Assumed, Positive	200m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
103	Main Building - 8. Roof - Access to Roof, Entry Door												
	Fire Door Core Insulation - Year of Manufactured in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
1	Model & Maxham Building - 2. Ground Level - Common Area, Ceiling - A/C Heater Unit												
	Millboard Insulation - Live Plant	Asbestos	Visual	Assumed, Positive	2no.	Yes	Good Condition	Friable	Very Low	Low	P3	Manage In Situ	
2	Model & Maxham Building - 2. Ground Level - Common Area, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	25m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
3	Model & Maxham Building - 2. Ground Level - Common Area, Columns												
	Grey Paint	Lead Paint	AQ001442	Identified, Negative - 0.008 %w/w	-	-	-	-	-	-	-	No further action required	
4	Model & Maxham Building - 2. Ground Level - Common Area, Ceiling Lining and Beams												
	Cream Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	300m²	-	Good Condition	-	-	-	-	Manage In Situ	
5	Model & Maxham Building - 2. Ground Level - Rebel Tenancy, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	10m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
6	Model & Maxham Building - 2. Ground Level - Rebel Tenancy, Electrical Distribution Board												
	New Style electrical components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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7	Model & Maxham Building - 2. Ground Level - Plant Room, Plant Pipework Flange Joint												
	Gasket	Asbestos	Greencap J158287-002-BWAY-002 {AQ001443}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
8	Model & Maxham Building - 2. Ground Level - Plant Room, On Floor - Loose Pillow Insulation												
	Insulation	SMF	Visual	Assumed, Positive	3no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
9	Model & Maxham Building - 2. Ground Level - Plant Room, Floor Penetration - Pillow Insulation												
	Insulation	SMF	Visual	Assumed, Positive	100no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
234	Model & Maxham Building - 2. Ground Level - Plant Room, On Floor												
	Dust	Lead Dust	AQ001518	Identified, Negative - 260 mg/kg	-	-	-	-	-	-	-	No further action required	
15	Model & Maxham Building - 2. Ground Level - Northwest Stairway, Metal Handrail												
	Grey Paint	Lead Paint	AQ001445	Identified, Negative - 0.03 %w/w	-	-	-	-	-	-	-	No further action required	
16	Model & Maxham Building - 2. Ground Level - Northwest Stairway, North - Window Frame												
	Upper Brown Paint and Lower Off White Paint	Lead Paint	AQ001446	Identified, Positive - 10 % w/w	2m²	-	Low Damage	-	-	-	-	Manage In Situ	
44	Model & Maxham Building - 3. Level 1 - Plant Room, Floor Penetration - Pillow Insulation												
	Insulation	SMF	Visual	Assumed, Positive	100no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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45	Model & Maxham Building - 3. Level 1 - Plant Room, Electrical Distribution Board												
	New Style Electrical Components	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
46	Model & Maxham Building - 3. Level 1 - Plant Room, Entry Door												
	Fire Door Core - Year of Manufacture in 1990s	Asbestos	Visual	Assumed, Positive	1no.	No	Good Condition	Friable	Very Low	Very Low	P4	Manage In Situ	
235	Model & Maxham Building - 3. Level 1 - Plant Room, On Floor												
	Dust	Lead Dust	AQ001519	Identified, Negative - 210 mg/kg	-	-	-	-	-	-	-	No further action required	
268	Model & Maxham Building - 3. Level 1 - Plant Room, West - Wall												
	Grey Paint	Lead Paint	As AQ001442	Strongly Assumed, Negative - 0.008 %w/w	-	-	-	-	-	-	-	No further action required	
47	Model & Maxham Building - 3. Level 1 - Common Area, Ceiling - A/C Heater Unit												
	Millboard Insulation - Live Plant	Asbestos	Visual	Assumed, Positive	2no.	Yes	Good Condition	Friable	Very Low	Low	P3	Manage In Situ	
48	Model & Maxham Building - 3. Level 1 - Common Area, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	30m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
49	Model & Maxham Building - 3. Level 1 - Common Area, Columns												
	Grey Paint	Lead Paint	As AQ001442	Strongly Assumed, Negative - 0.008 %w/w	-	-	-	-	-	-	-	No further action required	

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50	Model & Maxham Building - 3. Level 1 - Common Area, Ceiling Lining and Beams												
	Cream Paint - Height Restricted	Lead Paint	Greencap J131662-003-BWAY-LP-002 {AQ001707}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
51	Model & Maxham Building - 3. Level 1 - Northwest Stairway, Metal Handrail												
	Grey Paint	Lead Paint	As AQ001445	Strongly Assumed, Negative - 0.03 %w/w	-	-	-	-	-	-	-	No further action required	
52	Model & Maxham Building - 3. Level 1 - Northwest Stairway, North - Window Frame												
	Upper Brown Paint and Lower Off White Paint	Lead Paint	As AQ001446	Strongly Assumed, Positive - 10 % w/w	4m²	-	Low Damage	-	-	-	-	Manage In Situ	
53	Model & Maxham Building - 3. Level 1 - M105/M106, Ceiling Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	5m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
54	Model & Maxham Building - 3. Level 1 - M105/M106, Waiting Rooms, Staff Room and Doctor's Rooms - Window Frame												
	Grey Paint	Lead Paint	AQ001455	Identified, Positive - 17 % w/w	3m²	-	Good Condition	-	-	-	-	Manage In Situ	
55	Model & Maxham Building - 3. Level 1 - M105/M106, Treatment Room and Staff Room												
	New Style Vinyl Sheet	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
56	Model & Maxham Building - 3. Level 1 - M103/M104, Ceiling Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	10m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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58	Model & Maxham Building - 3. Level 1 - M103/M104, Testing Lab and Staff Room												
	New Style Vinyl Sheet	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
265	Model & Maxham Building - 3. Level 1 - Exterior, Southern Window Frames												
	Green Paint	Lead Paint	As Greencap J178464-005 {AQ001476}	Strongly Assumed, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
59	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy, Ceiling Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
60	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy, Front of House and Back of House - Window Frame												
	Upper Green Paint	Lead Paint	AQ001456	Identified, Positive - 2.7 % w/w	50m²	-	Good Condition	-	-	-	-	Manage In Situ	
61	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy, Staff Room - Throughout - Floor Covering												
	Beige Vinyl Sheet	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
62	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy, Staff Room - Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	150m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
63	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy, Staff Room - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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64	Model & Maxham Building - 4. Level 2 - Northwest Stairway, Metal Handrail												
	Grey Paint	Lead Paint	As AQ001445	Strongly Assumed, Negative - 0.03 %w/w	-	-	-	-	-	-	-	No further action required	
65	Model & Maxham Building - 4. Level 2 - Northwest Stairway, North - Window Frame												
	Upper Brown Paint and Lower Off White Paint	Lead Paint	As AQ001446	Strongly Assumed, Positive - 10 % w/w	4m²	-	Low Damage	-	-	-	-	Manage In Situ	
264	Model & Maxham Building - 4. Level 2 - Exterior, Southern Window Frames												
	Green Paint	Lead Paint	As Greencap J178464-005 {AQ001476}	Strongly Assumed, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
29	Model & Maxham Building - 5. Level 3 - Northwest Stairway, Metal Handrail												
	Grey Paint	Lead Paint	As AQ001445	Strongly Assumed, Negative - 0.03 %w/w	-	-	-	-	-	-	-	No further action required	
30	Model & Maxham Building - 5. Level 3 - Northwest Stairway, North - Window Frame												
	Upper Brown Paint and Lower Off White Paint	Lead Paint	As AQ001446	Strongly Assumed, Positive - 10 % w/w	6m²	-	Low Damage	-	-	-	-	Manage In Situ	
31	Model & Maxham Building - 5. Level 3 - Centre Management Office, Kitchenette - Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
32	Model & Maxham Building - 5. Level 3 - Centre Management Office, Chiller												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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33	Model & Maxham Building - 5. Level 3 - Centre Management Office, Kitchenette - Below Sink - Sink Pad												
	Mastic	Asbestos	AQ001451	Identified, Negative	-	-	-	-	-	-	-	No further action required	
34	Model & Maxham Building - 5. Level 3 - Centre Management Office, Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	50m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
35	Model & Maxham Building - 5. Level 3 - Ceiling Space, Ceiling - Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	1500m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
36	Model & Maxham Building - 5. Level 3 - Ceiling Space, Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
37	Model & Maxham Building - 5. Level 3 - Tenancy M302, Mezzanine - Ceiling - Timber Lining												
	Upper Grey Paint and Lower Beige Paint	Lead Paint	AQ001452	Identified, Positive - 17 % w/w	500m²	-	Good Condition	-	-	-	-	Manage In Situ	
38	Model & Maxham Building - 5. Level 3 - Tenancy M302, Mezzanine - Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
39	Model & Maxham Building - 5. Level 3 - Plant Room, Plant & Equipment - Pipework Flange Joint												
	Gasket	Asbestos	Greencap J158278-002-BWAY-001 {AQ001453}	Identified, Negative	-	-	-	-	-	-	-	No further action required	

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40	Model & Maxham Building - 5. Level 3 - Plant Room, Floor Penetration - Pillow Insulation												
	Insulation	SMF	Visual	Assumed, Positive	100no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
41	Model & Maxham Building - 5. Level 3 - Plant Room, Wall - Throughout												
	Off White Paint	Lead Paint	Greencap J131662-003-BWAY-LP-001 {AQ001708}	Identified, Positive	10m²	-	Good Condition	-	-	-	-	Manage In Situ	
236	Model & Maxham Building - 5. Level 3 - Plant Room, All Surface												
	Dust	Lead Dust	AQ001520	Identified, Negative - 14 mg/kg	-	-	-	-	-	-	-	No further action required	
263	Model & Maxham Building - 5. Level 3 - Corridor to Toilet, Compressed Ceiling Tiles												
	Insulation	SMF	Visual	Assumed, Positive	10m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
80	Model & Maxham Building - 5. Level 3 - Exterior, Southern Window Frames												
	Green Paint	Lead Paint	Greencap J178464-005 {AQ001476}	Identified, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
266	Model & Maxham Building - 5. Level 3 - Eastern Office Area, Electrical Distribution Board												
	Bituminous Electrical Panels - Item not able to be located during the inspection	Asbestos	Greencap J131662-003-BWAY-002 {AQ001710}	Identified, Positive	1no.	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	Unable to Locate
17	Model & Maxham Building - 6. Roof - Northwest Plant Room, Entry Door												
	Fire Door Core Insulation - Year of Manufacture in 2000s	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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19	Model & Maxham Building - 6. Roof - Northwest Plant Room, Northwest - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
20	Model & Maxham Building - 6. Roof - Northwest Plant Room, Wall - Throughout												
	Beige Paint	Lead Paint	AQ001447	Identified, Negative - <0.005 %w/w	-	-	-	-	-	-	-	No further action required	
21	Model & Maxham Building - 6. Roof - Northwest Plant Room, Plant & Equipment - Pipework Flange Joint												
	Gasket - Live Plant	Asbestos	Visual	Assumed, Positive	4no.	Yes	Good Condition	Non-friable	Very Low	Low	P4	Label & Manage In Situ	
22	Model & Maxham Building - 6. Roof - Staff Room, North - Window Frame												
	Off White Paint	Lead Paint	AQ001448	Identified, Negative - 0.02 %w/w	-	-	-	-	-	-	-	No further action required	
23	Model & Maxham Building - 6. Roof - Lift Motor Room, Lift Motor - Brake Pads												
	Friction Pads	Asbestos	Greencap J131662-003-BWAY-001 {AQ001709}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
24	Model & Maxham Building - 6. Roof - Lift Motor Room, Wall - Throughout												
	White Paint	Lead Paint	AQ001449	Identified, Negative - 0.02 %w/w	-	-	-	-	-	-	-	No further action required	
240	Model & Maxham Building - 6. Roof - Lift Motor Room, Light Fittings												
	New Style Capacitor	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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18	Model & Maxham Building - 6. Roof - Southwest Plant Room, Roof Lining - Sarking												
	Insulation	SMF	Visual	Assumed, Positive	500m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
27	Model & Maxham Building - 6. Roof - Southwest Plant Room, West - Original Brick Wall												
	Beige Paint	Lead Paint	AQ001450	Identified, Negative - 0.02 %w/w	-	-	-	-	-	-	-	No further action required	
28	Model & Maxham Building - 6. Roof - Southwest Plant Room, Electrical Distribution Board												
	Electrical Components - New Style	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
76	Model & Maxham Building - 6. Roof - Exterior, Eastern Parapet												
	Cream Paint	Lead Paint	Greencap J178464-001 {AQ001472}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
77	Model & Maxham Building - 6. Roof - Exterior, Southern Parapet - Top Section												
	Brown Paint	Lead Paint	Greencap J178464-002 {AQ001473}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
78	Model & Maxham Building - 6. Roof - Exterior, Southeast Clock Tower												
	White Paint	Lead Paint	Greencap J178464-003 {AQ001474}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
79	Model & Maxham Building - 6. Roof - Exterior, Southern Facade Wall												
	Cream Paint	Lead Paint	Greencap J178464-004 {AQ001475}	Identified, Negative	-	-	-	-	-	-	-	No further action required	

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
81	Model & Maxham Building - 6. Roof - Exterior, Southern Tower - Stonework												
	Dark Cream Paint	Lead Paint	Greencap J178464-006 {AQ001477}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
10	Model & Maxham Building - 1. Lower Ground Level - Western Dock Corridor (Behind Rebel Sport), Central, adjacent to Sprinkler Pump Room												
	Vinyl Tiles	Asbestos	Greencap J131662-003-BWAY-003 {AQ001444}	Identified, Positive	<1m²	Yes	Medium Damage	Non-friable	Very Low	Low	P3	Manage In Situ	
11	Model & Maxham Building - 1. Lower Ground Level - MDF Room, Entry Door - Fire Door Core												
	Insulation - Year of Manufacture in 1990s	Asbestos	Visual	Assumed, Positive	1no.	No	Good Condition	Friable	Very Low	Very Low	P4	Manage In Situ	
12	Model & Maxham Building - 1. Lower Ground Level - Sprinkler Pump Room, Entry Door - Fire Door Core												
	Insulation - Year of Manufactured in 1990s	Asbestos	Visual	Assumed, Positive	1no.	No	Good Condition	Friable	Very Low	Very Low	P4	Manage In Situ	
13	Model & Maxham Building - 1. Lower Ground Level - Sprinkler Pump Room, Plant & Equipment - Pipework												
	Gasket - Live Plant	Asbestos	Visual	Assumed, Positive	3no.	Yes	Good Condition	Non-friable	Very Low	Low	P4	Manage In Situ	
14	Model & Maxham Building - 1. Lower Ground Level - Plant Room, Entry Door - Fire Door Core												
	Insulation - Year of Manufacture in 1990s	Asbestos	Visual	Assumed, Positive	1no.	No	Good Condition	Friable	Very Low	Very Low	P4	Manage In Situ	
267	Model & Maxham Building - 1. Lower Ground Level - Archive Storage Room, Inaccessible												
	Inaccessible	Lead Paint	Visual	Assumed, Positive	Inaccessible	-	Unknown	-	-	-	P*	Conduct Further Investigations/Sampling Prior to Disturbance	

Areas not Accessed

It is noted that hazardous materials may be contained within or behind those areas identified in the below table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Area Not Accessed	Comments
Model & Maxham Building, 1. Lower Ground Level, Archive Storage Room	No safe access (Tenanted area - no key provided during the inspection)
Main Building, 3. Ground Level, Coles Plant Room	No safe access (Tenanted area - no key provided during the inspection)
Main Building, 3. Ground Level, Common Areas, Escalators - Brake Pads, Escalators - Brake Pads	Brake pads concealed & machinery in operation
Main Building, 4. Level 1, Common Areas, Escalators - Brake Pads, Escalators - Brake Pads	Brake pads concealed & machinery in operation
Main Building, 5. Level 2, Common Area, Escalator - Brake Pads, Escalator - Brake Pads	Brake pads concealed & machinery in operation
Main Building, 7. Level 3, Common Area, Escalator - Brake Pads, Escalator - Brake Pads	Brake pads concealed & machinery in operation
Main Building, 2. Lower Ground Level, Common Areas, Escalators - Brake Pads, Escalators - Brake Pads	Brake pads concealed & machinery in operation
Greek Street, Basement 1, Westpac	No safe access (Tenanted area - no key provided during the inspection)
Greek Street, Ground Floor, Common Area, Escalators - Brake Pads, Escalators - Brake Pads	Brake pads concealed & machinery in operation
Greek Street, Level 1, Common Area, Escalators - Brake Pads, Escalators - Brake Pads	Brake pads concealed & machinery in operation

The following areas were either partially accessed with representative areas inspected or were considered outside the scope of works and not accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Greek Street		
ITEM	NOT ACCESSED	COMMENT
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Representative areas accessed
Ceiling Spaces	Some	Open ceiling space was viewed from ground. No access above fixed ceilings unless accessible access hatches were present
Construction/Expansion Joints	Some	Representative areas accessed
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrical hazard
Fire Door Cores & Fire Rated Door Frames	All	Integrity of fire doors not compromised
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	All	Live plant at time of inspection
Height Restricted Areas	All	Limited access to 2.7m
Inside Mechanical Equipment	All	Live plant at time of inspection
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Live electrical hazard

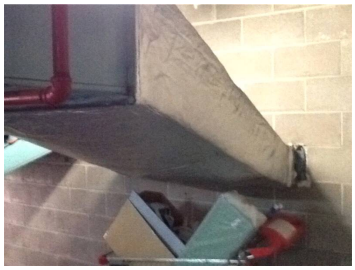
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Roof	Some	No safe access at time of inspection. Limited access to 2.7m
Wall Cavities	All	Outside scope of works for non-destructive inspection
Waterproof Membranes and Sealants	Some	Representative areas accessed

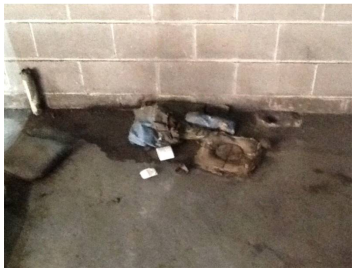
Main Building		
ITEM	NOT ACCESSED	COMMENT
Air Conditioning Re-Heat Boxes	Brake pads	No access whilst in operation
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Representative areas accessed
Ceiling Spaces	Some	No access above fixed ceilings unless accessible access hatches were present
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrical hazard
Fire Door Cores & Fire Rated Door Frames	All	Integrity of fire doors not compromised
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	Some	Representative areas accessed
Height Restricted Areas	All	Limited access to 2.7m
Inside Mechanical Equipment	All	Live electrical hazard
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Live electrical hazard
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Penetrations / Behind Fire Seals	All	Outside scope of works for non-destructive inspection
Roof	Some	Representative areas accessed
Wall Cavities	All	Outside scope of works for non-destructive inspection

Model & Maxham Building		
ITEM	NOT ACCESSED	COMMENT
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Representative areas accessed
Ceiling Spaces	Some	No access above fixed ceilings unless accessible access hatches were present
Construction/Expansion Joints	Some	Representative areas accessed
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrical hazard
Fire Door Cores & Fire Rated Door Frames	All	Integrity of fire doors not compromised
Height Restricted Areas	All	Limited access to 2.7m
Inside Mechanical Equipment	All	Live plant at time of inspection
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Live electrical hazard
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Roof	All	Live services at time of inspection. Limited access to 2.7m
Wall Cavities	All	Outside scope of works for non-destructive inspection

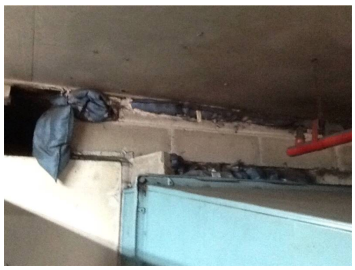
Register Item Details

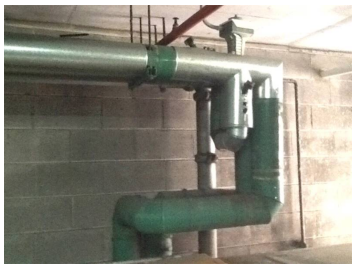
Location	Greek Street - Basement 2 - Lift Motor Room - Lift Motor - Brake Pads - Friction Pads					
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment		
Friability	Non-friable	Product Type	1	Occupancy	1	
Sample No.	Visual	Extent of damage	0	Disturbance	1	
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0	
		Asbestos Type	2	Maintenance	0	
Item Number	227	Material Score	3	Disturbance Score	2	
		Priority Score	5	Very Low		

Location	Greek Street - Basement 1 - Carpark - Ductwork - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	237	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Basement 1 - Air Conditioning Plant Room - Floor Penetration - Pillow Insulation - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	238	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Basement 1 - Air Conditioning Plant Room - Ductwork - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	257	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Basement 1 - Air Conditioning Plant Room - Wall Penetration - Pillow Insulation - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	258	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Basement 1 - Air Conditioning Plant Room - Pipework - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	259	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Basement 1 - Plant Room - Pipework - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	260	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

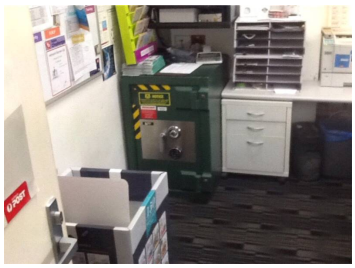
Location	Greek Street - Ground Floor - Aldi - Staff Room - Below Sink - Hot Water Unit - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	168	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Ground Floor - Aldi - Staff Room - Compressed Ceiling Tiles - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	169	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Ground Floor - Aldi - Loading Dock - Ductwork - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	170	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

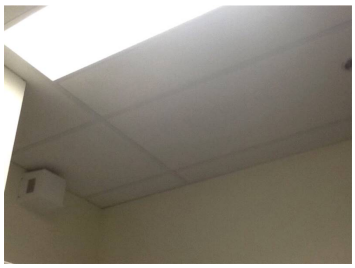
Location	Greek Street - Ground Floor - Aldi - Ceiling - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	215	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Ground Floor - Australia Post - Manager Office - Safe - Insulation - Restricted Access				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	2	Occupancy	1
Sample No.	Visual	Extent of damage	0	Disturbance	2
Result	Assumed Positive Amosite	Surface Treatment	1	Exposure	2
		Asbestos Type	2	Maintenance	0
Item Number	217	Material Score	5	Disturbance Score	5
		Priority Score	10	Low	

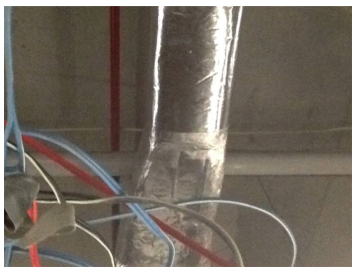


Location	Greek Street - Ground Floor - Australia Post - Lunch Room - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	218	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Ground Floor - Australia Post - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	219	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

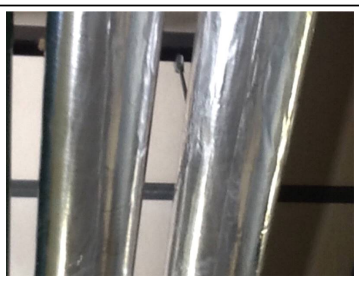


Location	Greek Street - Ground Floor - Australia Post - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	220	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

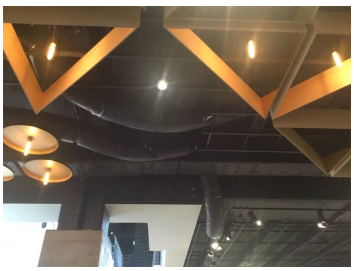


Location	Greek Street - Ground Floor - Australia Post - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	221	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

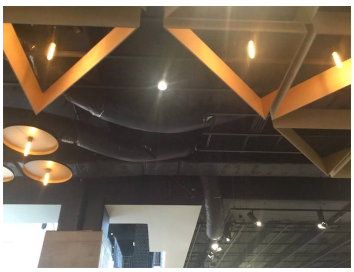
Location	Greek Street - Ground Floor - Australia Post - Pipework - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	222	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Greek Street - Ground Floor - Common Area - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	224	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Greek Street - Ground Floor - Common Area - Ceiling - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	225	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Greek Street - Level 1 - Harvey Norman - Lunch Room - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	208	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 1 - Harvey Norman - Ceiling Space - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	210	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 1 - Harvey Norman - Ceiling - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	211	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 1 - Common Area - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	212	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 1 - Common Area - Ceiling - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	213	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Cleaners Room - North - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	171	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Hoyts - Kitchen - Ceiling Space - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	175	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Hoyts - Ceiling Space and Kitchen - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	178	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Hoyts - Ceiling Space - Flexible Ductwork Insulation - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	180	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Hoyts - Projection Room - Plant And Equipment - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	189	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Hoyts - Projection Room - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	190	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 2 - Common Area - Ceiling - Ductwork - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	228	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Level 2 - Common Area - Ceiling - Flexible Ductwork - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	229	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

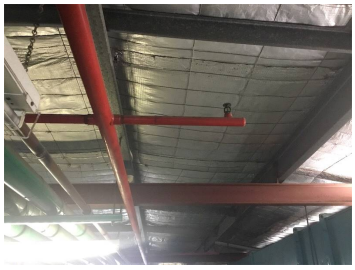
Location	Greek Street - Level 3 - Priceline - Ceiling Space - Roof Lining - Sarking - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	186	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Level 3 - Priceline - Throughout - Compressed Ceiling Tiles - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	187	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Level 3 - Common Area - Ceiling - Ductwork - Insulation					
Hazard Type	SMF	Material Assessment		Disturbance Assessment		
Friability	Bonded	Product Type	-	Occupancy	-	
Sample No.	Visual	Extent of damage	-	Disturbance	-	
Result	Assumed Positive	Surface Treatment	-	Exposure	-	
		Asbestos Type	-	Maintenance	-	
Item Number	231	Material Score	-	Disturbance Score	-	
		Priority Score	-	-		

Location	Greek Street - Level 3 - Common Area - Ceiling - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	232	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 3 - Hoyts - Roof Top Plant Room - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	188	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



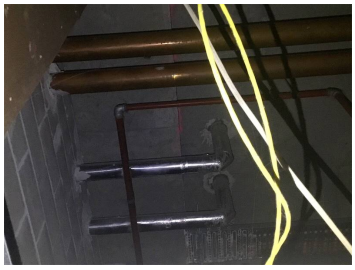
Location	Greek Street - Level 4 - Carpark - Plant Room - Penetration - Pillow Insulation - Insulation - No Safe Access				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	197	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Greek Street - Level 4 - Carpark - Plant Room - Pipework - Red Paint - No Safe Access				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Greencap J131662-001-BWAY-LP-001 {AQ001516}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	199	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

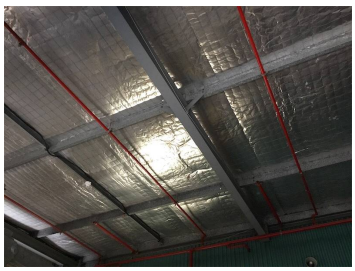
Location	Greek Street - Level 4 - Carpark - Lift Lobby - Awning - Fibre Cement Sheeting - Height Restricted				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	1
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Unknown or Crocidolite	Surface Treatment	1	Exposure	2
		Asbestos Type	3	Maintenance	0
Item Number	200	Material Score	5	Disturbance Score	4
		Priority Score	9	Low	

Location	Greek Street - Level 4 - Air Handling Unit Plant Room - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	201	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

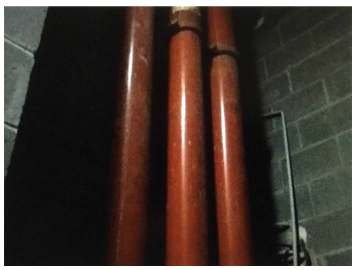
Location	Greek Street - Level 4 - Air Handling Unit Plant Room - Pipework - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	202	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Greek Street - Level 4 - Exhaust Fan Room - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	203	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Greek Street - Level 4 - Plant Room - Pipework - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	206	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



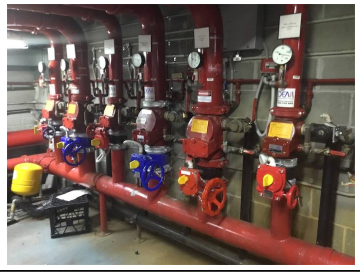
Location	Greek Street - Level 4 - Lift Motor Room Above Lift - Lift Motor - Brake Pads - Friction Pads - Restricted Access				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	1
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	207	Material Score	3	Disturbance Score	2
		Priority Score	5	Very Low	

Location	Main Building - 1. Basement Level - Carpark - Car Park, B1 South - Throughout Ceiling - Fluorescent Light Fitting - Capacitor- New Style				
Hazard Type	PCB	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	161	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 1. Basement Level - Carpark - South East- Adjacent lift no. 4 - R22				
Hazard Type	ODS	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	162	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 1. Basement Level - Carpark - Gas meter room- on the pipe work - Gasket - Live plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	2	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	163	Material Score	4	Disturbance Score	1
		Priority Score	5	Very Low	

Location	Main Building - 1. Basement Level - Carpark - Sprinkler valve room- Pipe Work - Gasket - Live plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	2	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	164	Material Score	4	Disturbance Score	1
		Priority Score	5	Very Low	



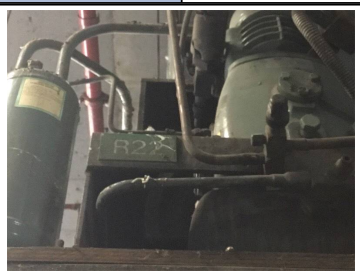
Location	Main Building - 1. Basement Level - Carpark - Hydrant booster sprinkler booster- pipeline - Gasket - Live plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	2	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	165	Material Score	4	Disturbance Score	1
		Priority Score	5	Very Low	

Location	Main Building - 3. Ground Level - Common Areas - Ceiling - Throughout - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	137	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 3. Ground Level - All Tenancy Areas - Ceiling Space - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	251	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 3. Ground Level - Loading Dock - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	141	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 3. Ground Level - Loading Dock - A/C Units - ODS - R22				
Hazard Type	ODS	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	142	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Main Building - 3. Ground Level - Coles - Ceiling - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	145	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 3. Ground Level - Coles - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	146	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 3. Ground Level - Coles - Staff Room - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	148	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

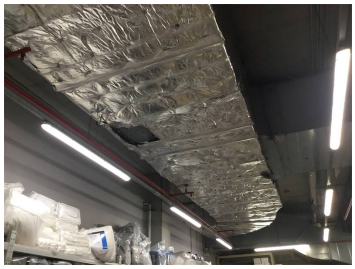
Location	Main Building - 3. Ground Level - Liquorland - Ceiling Space - East - Wall Penetrations - Pillow Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	270	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 3. Ground Level - Liquorland - Ceiling Space - West - Hot Water Unit - Insulation Materials				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	271	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 4. Level 1 - Common Areas - Ceiling - Throughout - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	66	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 4. Level 1 - Kmart - Front Trading Areas - Ceiling - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	128	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 4. Level 1 - Kmart - Back of House - Ceiling Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	129	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



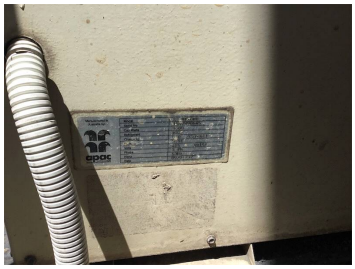
Location	Main Building - 4. Level 1 - Kmart - Back of House - Southwest Plant Room - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	134	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 4. Level 1 - Wittner - Ceiling - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	125	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 5. Level 2 - Common Area - Ceiling Space - Roof Lining - Sarking Insulation - Insulation Materials				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	272	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 5. Level 2 - Food Court Female Toilet - Ceiling Space - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	114	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 5. Level 2 - Mechanical Plant Room - A/C Unit (AC L1A.1) - R22				
Hazard Type	ODS	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	116	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Main Building - 5. Level 2 - Mechanical Plant Room - A/C Unit (AC L1A.4) - Unknown Gas				
Hazard Type	ODS	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	117	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 5. Level 2 - Mechanical Plant Room - A/C Unit - Adjacent to Door - R22				
Hazard Type	ODS	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	118	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

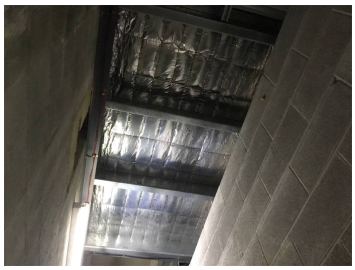
Location	Main Building - 5. Level 2 - Mechanical Plant Room - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	119	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 7. Level 3 - North Plant Room - Pipework - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	252	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 7. Level 3 - Security Control Room - Ceiling - Compressed Ceiling Tiles - Insulation - Item not able to be located during the inspection				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	253	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

No Photographic Evidence Available

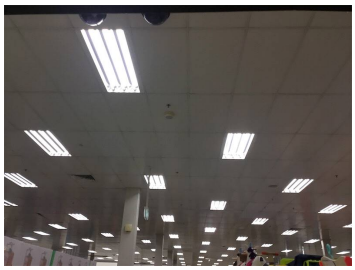
Location	Main Building - 7. Level 3 - Ceiling Space - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	88	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



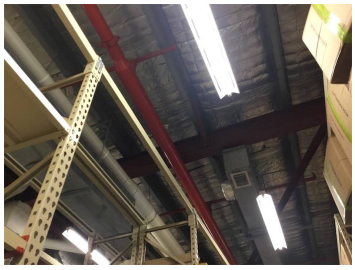
Location	Main Building - 7. Level 3 - Ceiling Space - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	254	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 7. Level 3 - Exterior - Perimeter - Wall Cavity - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	84	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

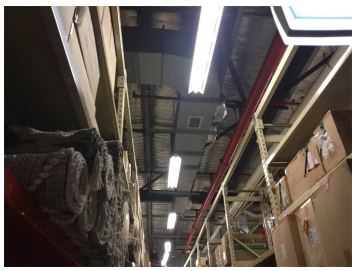
Location	Main Building - 7. Level 3 - Target - Ceiling - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	91	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Main Building - 7. Level 3 - Target - Back of House - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	93	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Main Building - 7. Level 3 - Target - Back of House - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	94	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

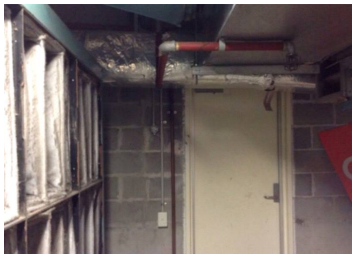


Location	Main Building - 7. Level 3 - Target - Back of House - West Wall - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	95	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 7. Level 3 - Target - Back of House - Staff Room Kitchenette - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	98	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 7. Level 3 - Target - Back of House - Staff Room - Plant Room AHU10/2 - Pipework - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	100	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

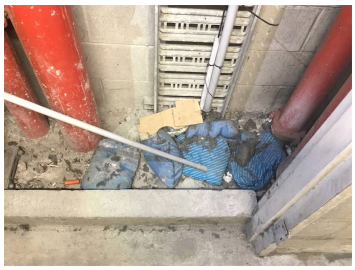
Location	Main Building - 7. Level 3 - Target - Back of House - Staff Room - Plant Room AHU10/2 - Southeast Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	101	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



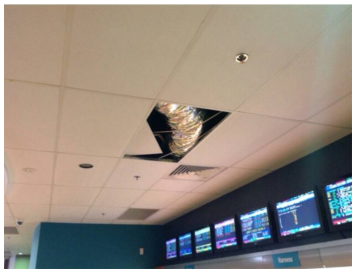
Location	Main Building - 7. Level 3 - Target - Back of House - Staff Room - Plant Room AHU10/2 - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	102	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Main Building - 2. Lower Ground Level - Tenancy - Off Broadway Hotel - Keg Room - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	242	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

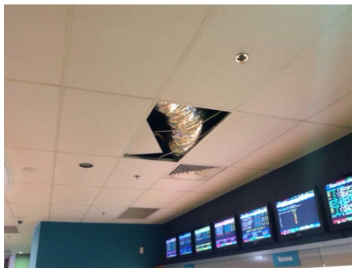
Location	Main Building - 2. Lower Ground Level - Carpark - East plant room- wall and floor penetration- pillow insulation - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	158	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Main Building - 2. Lower Ground Level - Tenancy - TAB - Ceiling Space - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	247	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

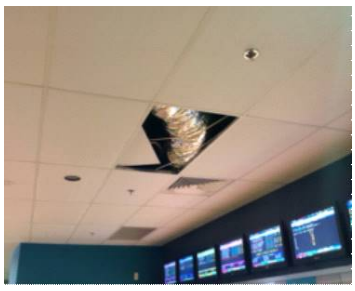


Location	Main Building - 2. Lower Ground Level - Tenancy - TAB - Ceiling - Compressed ceiling tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	248	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

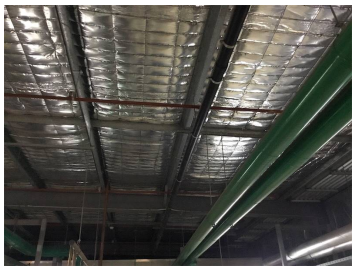


Location	Main Building - 2. Lower Ground Level - Western Plant Room - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	250	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

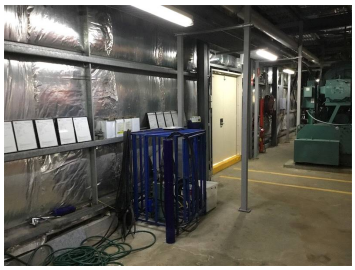
Location	Main Building - 2. Lower Ground Level - Tenancy - TAB - Ceiling Space - Flexible Ductwork - Insulation Materials				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	274	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Main Building - 8. Roof - Plant Room - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	71	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



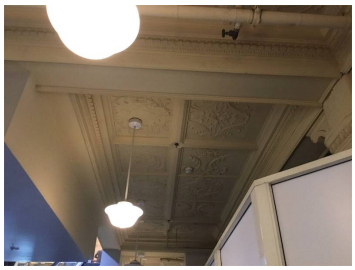
Location	Main Building - 8. Roof - Plant Room - Wall - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	73	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Model & Maxham Building - 2. Ground Level - Common Area - Ceiling - A/C Heater Unit - Millboard Insulation - Live Plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	2	Occupancy	1
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Unknown or Crocidolite	Surface Treatment	1	Exposure	3
		Asbestos Type	3	Maintenance	0
Item Number	1	Material Score	6	Disturbance Score	5
		Priority Score	11	Low	

Location	Model & Maxham Building - 2. Ground Level - Common Area - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	2	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

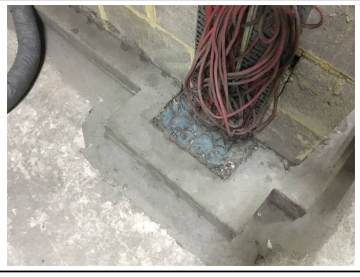
Location	Model & Maxham Building - 2. Ground Level - Common Area - Ceiling Lining and Beams - Cream Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	4	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



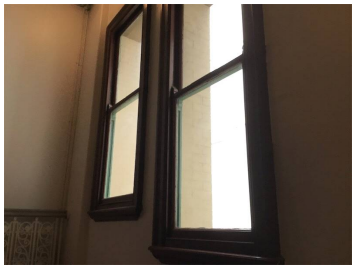
Location	Model & Maxham Building - 2. Ground Level - Rebel Tenancy - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	5	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 2. Ground Level - Plant Room - On Floor - Loose Pillow Insulation - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	8	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

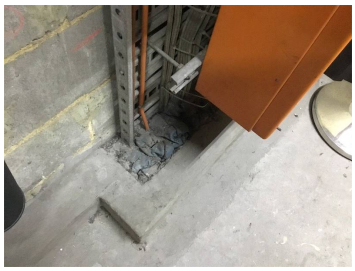
Location	Model & Maxham Building - 2. Ground Level - Plant Room - Floor Penetration - Pillow Insulation - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	9	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

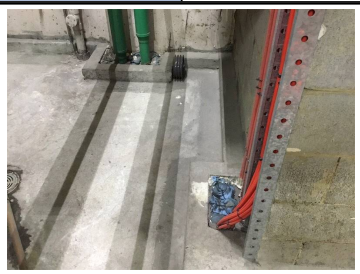


Location	Model & Maxham Building - 2. Ground Level - Northwest Stairway - North - Window Frame - Upper Brown Paint and Lower Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001446	Extent of damage	-	Disturbance	-
Result	Positive - 10 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	16	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

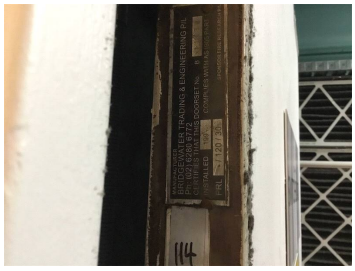


Location	Model & Maxham Building - 3. Level 1 - Plant Room - Floor Penetration - Pillow Insulation - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	44	Material Score	-	Disturbance Score	-
		Priority Score	-	-	





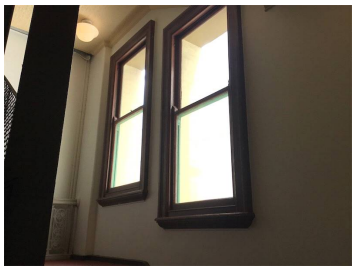
Location	Model & Maxham Building - 3. Level 1 - Plant Room - Entry Door - Fire Door Core - Year of Manufacture in 1990s				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	-1	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	2
Result	Assumed Positive Amosite	Surface Treatment	1	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	46	Material Score	2	Disturbance Score	2
		Priority Score	4	Very Low	



Location	Model & Maxham Building - 3. Level 1 - Common Area - Ceiling - A/C Heater Unit - Millboard Insulation - Live Plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	2	Occupancy	1
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Unknown or Crocidolite	Surface Treatment	1	Exposure	3
		Asbestos Type	3	Maintenance	0
Item Number	47	Material Score	6	Disturbance Score	5
		Priority Score	11	Low	

Location	Model & Maxham Building - 3. Level 1 - Common Area - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	48	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 3. Level 1 - Northwest Stairway - North - Window Frame - Upper Brown Paint and Lower Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As AQ001446	Extent of damage	-	Disturbance	-
Result	Positive - 10 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	52	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Model & Maxham Building - 3. Level 1 - M105/M106 - Ceiling Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	53	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 3. Level 1 - M105/M106 - Waiting Rooms, Staff Room and Doctor's Rooms - Window Frame - Grey Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001455	Extent of damage	-	Disturbance	-
Result	Positive - 17 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	54	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

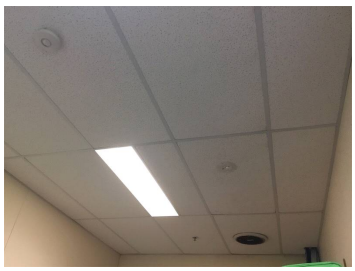
Location	Model & Maxham Building - 3. Level 1 - M103/M104 - Ceiling Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	56	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 3. Level 1 - Exterior - Southern Window Frames - Green Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J178464-005 {AQ001476}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	265	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy - Ceiling Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	59	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

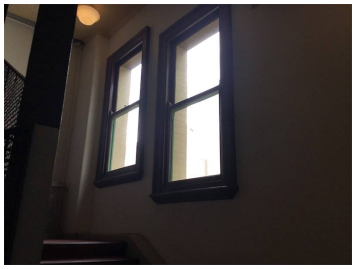
Location	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy - Front of House and Back of House - Window Frame - Upper Green Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001456	Extent of damage	-	Disturbance	-
Result	Positive - 2.7 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	60	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy - Staff Room - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	62	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Model & Maxham Building - 4. Level 2 - JB HiFi Tenancy - Staff Room - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	63	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 4. Level 2 - Northwest Stairway - North - Window Frame - Upper Brown Paint and Lower Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As AQ001446	Extent of damage	-	Disturbance	-
Result	Positive - 10 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	65	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

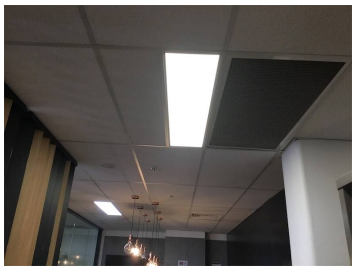


Location	Model & Maxham Building - 4. Level 2 - Exterior - Southern Window Frames - Green Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J178464-005 {AQ001476}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	264	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 5. Level 3 - Northwest Stairway - North - Window Frame - Upper Brown Paint and Lower Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As AQ001446	Extent of damage	-	Disturbance	-
Result	Positive - 10 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	30	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 5. Level 3 - Centre Management Office - Kitchenette - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	31	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 5. Level 3 - Centre Management Office - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	34	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



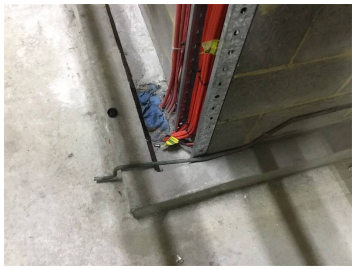
Location	Model & Maxham Building - 5. Level 3 - Ceiling Space - Ceiling - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	35	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

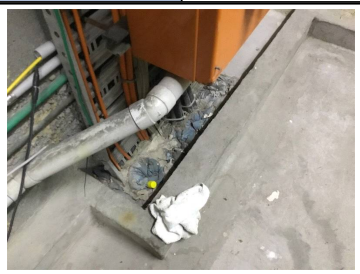
Location	Model & Maxham Building - 5. Level 3 - Ceiling Space - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	36	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 5. Level 3 - Tenancy M302 - Mezzanine - Ceiling - Timber Lining - Upper Grey Paint and Lower Beige Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001452	Extent of damage	-	Disturbance	-
Result	Positive - 17 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	37	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

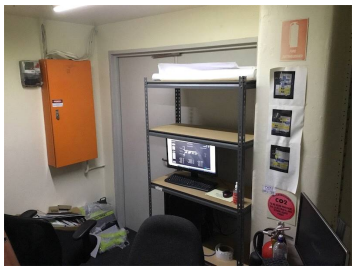
Location	Model & Maxham Building - 5. Level 3 - Tenancy M302 - Mezzanine - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	38	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 5. Level 3 - Plant Room - Floor Penetration - Pillow Insulation - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	40	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

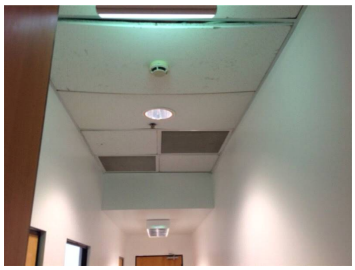




Location	Model & Maxham Building - 5. Level 3 - Plant Room - Wall - Throughout - Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Greencap J131662-003-BWAY-LP-001 {AQ001708}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	41	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Model & Maxham Building - 5. Level 3 - Corridor to Toilet - Compressed Ceiling Tiles - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	263	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	Model & Maxham Building - 5. Level 3 - Exterior - Southern Window Frames - Green Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Greencap J178464-005 {AQ001476}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	80	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 5. Level 3 - Eastern Office Area - Electrical Distribution Board - Bituminous Electrical Panels - Item not able to be located during the inspection				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	1
Sample No.	Greencap J131662-003-BWAY-002 {AQ001710}	Extent of damage	0	Disturbance	2
Result	Positive Chrysotile	Surface Treatment	0	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	266	Material Score	2	Disturbance Score	3
		Priority Score	5	Very Low	

No Photographic Evidence Available

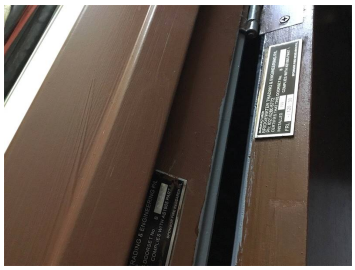
Location	Model & Maxham Building - 6. Roof - Northwest Plant Room - Northwest - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	19	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	Model & Maxham Building - 6. Roof - Northwest Plant Room - Plant & Equipment - Pipework Flange Joint - Gasket - Live Plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	2	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	2
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	21	Material Score	4	Disturbance Score	2
		Priority Score	6	Very Low	

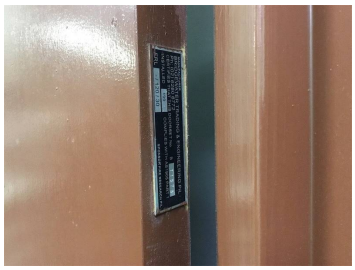
Location	Model & Maxham Building - 6. Roof - Southwest Plant Room - Roof Lining - Sarking - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	18	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

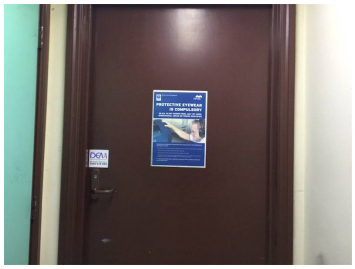
Location	Model & Maxham Building - 1. Lower Ground Level - Western Dock Corridor (Behind Rebel Sport) - Central, adjacent to Sprinkler Pump Room - Vinyl Tiles				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	1
Sample No.	Greencap J131662-003-BWAY-003 {AQ001444}	Extent of damage	2	Disturbance	2
Result	Positive Chrysotile	Surface Treatment	0	Exposure	2
		Asbestos Type	1	Maintenance	0
Item Number	10	Material Score	4	Disturbance Score	5
		Priority Score	9	Low	

Location	Model & Maxham Building - 1. Lower Ground Level - MDF Room - Entry Door - Fire Door Core - Insulation - Year of Manufacture in 1990s				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	-1	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	2
Result	Assumed Positive Amosite	Surface Treatment	1	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	11	Material Score	2	Disturbance Score	2
		Priority Score	4	Very Low	



Location	Model & Maxham Building - 1. Lower Ground Level - Sprinkler Pump Room - Entry Door - Fire Door Core - Insulation - Year of Manufactured in 1990s				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	-1	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	2
Result	Assumed Positive Amosite	Surface Treatment	1	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	12	Material Score	2	Disturbance Score	2
		Priority Score	4	Very Low	





Location	Model & Maxham Building - 1. Lower Ground Level - Sprinkler Pump Room - Plant & Equipment - Pipework - Gasket - Live Plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	2	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	13	Material Score	4	Disturbance Score	1
		Priority Score	5	Very Low	

Location	Model & Maxham Building - 1. Lower Ground Level - Plant Room - Entry Door - Fire Door Core - Insulation - Year of Manufacture in 1990s				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Friable	Product Type	-1	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	2
Result	Assumed Positive Amosite	Surface Treatment	1	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	14	Material Score	2	Disturbance Score	2
		Priority Score	4	Very Low	

Methodology

Asbestos

This assessment was undertaken within the constraints of the scope of works in accordance with Greencap in-house procedures Work Health and Safety Regulation 2017 (NSW) and Code of Practice How to manage and control asbestos in the workplace, SafeWork NSW, 2019 .

7 representative samples of suspected asbestos-containing material were collected. These samples were analysed by Polarised Light Microscopy and/or X-ray diffraction by a NATA-accredited laboratory for the presence of asbestos.

Where it was determined that asbestos was present or assumed to be present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the inspection should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

Lead Dust

3 suspected dust containing lead samples were collected during the inspection and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as mg/kg) by ICP-AES methods.

No specific level or concentration (mg/kg or %) requirement relating to lead in dust in occupational environments has been specified or provided by Safe Work Australia or the various state-based WHS regulators. The main Australian screening criteria for lead in dust are found in the National Environment Protection (Assessment of Site Contamination) Measure (the NEPM) Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater (2011). The NEPM provides Health-based Investigation Levels (HILs) for contaminants in soil for varying exposure scenarios, primarily based on public health. Greencap has adopted the most sensitive and protective Health Investigation Level (HIL) for lead in soil of 300 mg/kg in soil as an initial guideline value for lead in dust. As dust is more likely to become airborne the lowest measure for lead in soil is used.

Lead is an accumulative poison and can be inhaled or swallowed when a process generates lead dust, fumes or mists. Once absorbed into the body, lead can cause both immediate and long-term health problems

Lead Paint

16 paint chip samples were collected and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as a percentage weight by weight) by ICP-AES methods.

As per the Australian/New Zealand Standard (AS/NZS 4361.2:2017): Guide to hazardous paint management: Part 2: Lead paint in residential and commercial buildings: Section 1.4.16, Lead paint is defined as a paint film that contains greater than 0.1% lead by mass in the dry film.The presence of lead paint may be assumed based upon the age of the building, with 1997 indicated by the Standard as the date non-industrial paints were manufactured with less than or equal to 0.1% lead by mass. As per AS/NZS 4361.2:2017 laboratory analysis is required to confirm the presence of lead and its concentration in an existing paint film.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Any work relating to lead paint should be conducted in accordance with the AS/NZS 4361.2:2017 Guide to hazardous paint management - Part 2: Lead paint in residential, public and commercial buildings.

Polychlorinated Biphenyls (PCBs)

Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-

referencing with the database Identification of PCB-Containing Capacitors, Australian and New Zealand Environment and Conservation Council (ANZECC), 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Any materials labelled as containing PCBs will be recorded on the register along with any suspicious oils or fluids used in plant and machinery.

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as machinery, transformers, capacitors, and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s. PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003.

Ozone Depleting Substances (ODSs)

Representative items of refrigerators, air conditioners, chiller units, other refrigerated equipment and any equipment labelled as containing ODSs or suspected of containing ozone-depleting substances (ODSs) were noted and cross referenced with known ozone-depleting gases published in Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives, United Nations Environment Programme (UNEP) Division of Technology, Industry and Economics (DTIE) OzoneAction Programme, 2001

Ozone Depleting Substances (ODSs) are those substances which deplete the earth's ozone layer and have been widely used in a range of commercial and industrial applications. All bulk imports of these substances (except HCFCs and methyl bromide) are banned into Australia under an international agreement known as the Montreal Protocol.

Synthetic Mineral Fibre (SMF)

Accessible areas where Synthetic Mineral Fibre (SMF) products were visually confirmed as being present were noted to give a general indication to the presence of SMF materials throughout the building.

Synthetic Mineral Fibre (SMF) a generic name used to describe a group of man-made fibrous material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Exposure to SMF can result in short-term skin, eye and respiratory irritation. Synthetic Mineral Fibres in the form of Refractive Ceramic Fibres have been classified as possibly carcinogenic to humans.

Asbestos Material Risk Assessment

The asbestos material risk assessment looks at the type and condition of the Asbestos-containing Material and the ease with which it will release fibres if disturbed. The presence of asbestos-containing materials does not necessarily constitute an exposure risk.

The scores of the four sections are added together to get the total Material Risk Score.

Product type (or debris from product)	
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage/deterioration	
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface type/treatment	
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, low density board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3
Asbestos type	
White (Chrysotile) only	1
Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)	2
Blue (Crocidolite) and mixtures or type unknown	3

Score Range	2-3	4-6	7-9	10-12
Material Risk	Very Low	Low	Medium	High

Asbestos Disturbance Risk Assessment

The Asbestos Disturbance Risk Assessment looks at the likelihood of someone disturbing the Asbestos-containing Material. The normal occupant activity score is added to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total disturbance score.

Normal occupant activity		
Main type of activity in area	Rare disturbance activity (eg little used store room)	0
	Low disturbance activities (eg office type activity)	1
	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)	2
	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3
Likelihood of disturbance		
Location	Outdoors	0
	Large rooms, warehouse or well-ventilated areas	1
	Rooms up to 100 sq metres in area	2
	Restricted or confined areas	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
	Occasionally likely to be disturbed	1
	Easily disturbed	2
	Routinely disturbed	3
Extent/amount	Small amounts or single items (eg strings, gaskets)	0
	Less than 10 sq metres area, or 10 metre pipe run	1
	10 to 50 sq metres area or 10 to 50 metres pipe run	2
	More than 50 sq metres, or 50 metres pipe run	3
Human exposure potential		
Number of occupants	None	0
	1 to 3	1
	4 to 10	2
	More than 10	3
Frequency of use of area	Infrequent	0
	Monthly	1
	Weekly	2
	Daily	3
Average time area is in use	Less than 1 hour	0
	1 to less than 3 hours	1
	3 to less than 6 hours	2
	More than 6 hours	3
Maintenance activity		
Type of maintenance activity	Minor disturbance (eg possibility of contact when gaining access)	0
	Low disturbance (eg changing light bulbs in asbestos ceiling tiles)	1
	Medium disturbance (eg lifting one or two asbestos ceiling tiles to access a valve)	2
	High levels of disturbance (eg removing a number of asbestos ceiling tiles to replace a valve or for recabling, or leak repair)	3
Frequency of maintenance activity	Unlikely – almost never	0
	Less than once a year	1
	Less than once a month	2
	More often than once a month	3

Score Range	0-5	6-7	8-9	10-12
Disturbance Risk	Very Low	Low	Medium	High

Asbestos Control Priority Assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Score Range	Less than 9	9 - 12	13 - 18	More than 19
Priority Risk	Very Low	Low	Medium	High
Control Priority	P4	P3	P2	P1

P1	Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition/location/activities, have a high disturbance potential. Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC). *As an interim measure, restrict access.*
P2	Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor/fair condition/location/surface treatment, release of asbestos fibres upon contact may occur. Removal or encapsulation and regular reviews are recommended for these materials. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P3	Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P4	Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P*	Due to inaccessibility a full risk assessment could not be completed. Further investigation is required if any works or access to the area is to be undertaken so that Asbestos material risks can be identified and managed.

Limitations

This report has been prepared in accordance with the agreement between C120867 Mirvac Real Estate Pty Ltd and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of Hazardous materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the Hazardous materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect Hazardous materials were collected for analysis. Other Hazardous materials of similar appearance are assumed to have a similar content.

Not all suspected Hazardous materials were sampled. Only those Hazardous materials that were physically accessible could be located and identified. Therefore it is possible that Hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

(a) Locations behind locked doors;
(b) Inset ceilings or wall cavities;
(c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
(d) Service shafts, ducts etc., concealed within the building structure;
(e) Energised services, gas, electrical, pressurised vessel and chemical lines;
(f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
(g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
(h) Height restricted areas;
(i) Areas deemed unsafe or hazardous at time of audit;
(j) Sub–surface soil layers; and
(k) Areas around and below building slabs.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Hazardous Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been identified.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing Hazardous materials or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors

Statements of Limitation

All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: https://www.greencap.com.au/terms–conditionsUnless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.

The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.

The Client was to ensure that Greencap had access to all information, sites and buildings as required by or necessary for Greencap to undertake the Services. Notwithstanding any other provision in these Terms, Greencap will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.

Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, the Project or the Agreement. In the event Greencap is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Greencap shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Greencap's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencap's Terms and Conditions available at https://www.greencap.com.au/terms–conditions

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Greencap in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.

APPENDIX - Sample Analysis Results and Plans

Greencap Pty Ltd ABN: 76 006 318 010
Ground Floor, North Building, 22 Giffnock Avenue
Macquarie Park NSW 2113
T: 02 9889 1800

Asbestos Identification Report

Our Ref:	J051890 V1 BSR		
Client:	C120867 Mirvac Real Estate Pty Ltd	Client PO	Email acceptance
Client Address:	1 Bay Street Broadway NSW 2007		
Site:	Broadway Shopping Centre, 1 Bay Street, Glebe NSW 2037		
Sampled By:	Dennis Tam, Greencap	Sampled Date	30th January 2023
Analysis Date:	17th April 2023	Report Date:	17th April 2023
Approved Identifier:	Vanesa Aguasa	Approved Signatory:	Vanesa Aguasa

Method: Sample analysis was performed using polarised light microscopy, including dispersion staining and trace analysis by the method of Australian Standard AS4964–2004 and in house method LAB04 Asbestos Identification by PLM.

Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website at https://www.greencap.com.au/terms-conditions and are governed by our statements of limitation available at https://www.greencap.com.au/statements–limitation.

Sample ID	Material Location Sample Description	Sample Size	Analysis Result	Other Fibre Results
Item 33 - AQ001451	Model & Maxham Building, 3rd Floor, Centre Management Office , Kitchenette - Below Sink - Sink Pad Mastic Black-brown compressed resinous, fibrous board material	25 x 7 x 1 mm	No Asbestos Detected	Organic fibre
Item 83 - AQ001478	Main Building, 3rd Floor, Corridor to Toilet , East - Cleaner Storage - Partition Wall Fibre Cement Sheeting Off white-painted layered fibre-cement sheet material	20 x 17 x 1 mm	No Asbestos Detected	Organic fibre
Item 126 - AQ001485	Main Building, 1st Floor, Wittner , Rear Store - Floor Covering Grey Vinyl Tiles Grey brittle vinyl material	77 x 46 x 3 mm	No Asbestos Detected	Organic fibre
Item 135 - AQ001486	Main Building, 1st Floor, Kmart , Back of House - Southeast Section - Floor Covering Beige Vinyl Tiles Beige brittle vinyl material	77 x 36 x 3 mm	No Asbestos Detected	Organic fibre
Item 136 - AQ001487	Main Building, 1st Floor, Kmart , Back of House - Southeast Section - Floor Covering - Under Vinyl Tiles Adhesive Amber adhesive material attached to underside of sample AQ001486	77 x 36 x <1 mm	No Asbestos Detected	Organic fibre
Item 143 - AQ001503	Main Building, Ground Floor, Coles , Retail Areas - Floor Covering Beige Vinyl Tiles Beige brittle vinyl material and associated amber adhesive material	17 x 15 x 3 mm	No Asbestos Detected	Organic fibre
Item 239 - AQ001522	Main Building, 1st Floor, Wittner , Rear Store - Floor Covering - Beneath Vinyl Tiles Adhesive Amber adhesive material attached to underside of sample AQ001485	77 x 46 x <1 mm	No Asbestos Detected	Organic fibre

Results in shaded rows have a positive result for Asbestos.
Asbestos types: Chrysotile (white asbestos), Amosite (brown asbestos), Crocidolite (blue asbestos)

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 316216

Client Details

Client	Greencap Pty Ltd
Attention	Dennis Tam
Address	Ground Floor, North Building, 22 Giffnock Ave, MACQUARIE PARK, NSW, 2113

Sample Details

Your Reference	**J181205**
Number of Samples	20 Paint, 4 Dust
Date samples received	10/02/2023
Date completed instructions received	10/02/2023

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	16/02/2023
Date of Issue	16/02/2023

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Hannah Nguyen, Metals Supervisor
Ken Nguyen, Senior Customer Service

Authorised By

Nancy Zhang, Laboratory Manager

Lead (dust)					
Our Reference	UNITS	316216-5	316216-16	316216-17	316216-18
Your Reference		J051894-AQ001521	J051890-AQ001518	J051890-AQ001519	J051890-AQ001520
Type of sample		Dust	Dust	Dust	Dust
Date prepared	-	13/02/2023	13/02/2023	13/02/2023	13/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead	mg/kg	3,000	260	210	14

Lead in Paint						
Our Reference		316216-1	316216-2	316216-3	316216-4	316216-6
Your Reference	UNITS	J051894-AQ001429	J051894-AQ001439	J051894-AQ001440	J051894-AQ001441	J051890-AQ001442
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	0.03	9.0	0.47	2.7	0.008

Lead in Paint						
Our Reference		316216-7	316216-8	316216-9	316216-10	316216-11
Your Reference	UNITS	J051890-AQ001445	J051890-AQ001446	J051890-AQ001447	J051890-AQ001448	J051890-AQ001449
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	0.03	10	<0.005	0.02	0.02

Lead in Paint						
Our Reference		316216-12	316216-13	316216-14	316216-15	316216-19
Your Reference	UNITS	J051890-AQ001450	J051890-AQ001452	J051890-AQ001455	J051890-AQ001456	J051890-AQ001479
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	0.02	17	17	2.7	<0.005

Lead in Paint						
Our Reference		316216-20	316216-21	316216-22	316216-23	316216-24
Your Reference	UNITS	J051890-AQ001480	J051890-AQ001505	J051890-AQ001506	J051890-AQ001513	J051890-AQ001515
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	<0.005	0.008	0.01	0.01	<0.005

Method ID	Methodology Summary
Metals-020	Determination of various metals by ICP-AES.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead (dust)						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			13/02/2023	[NT]	[NT]	[NT]	[NT]	13/02/2023	[NT]
Date analysed	-			14/02/2023	[NT]	[NT]	[NT]	[NT]	14/02/2023	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	116	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			14/02/2023	6	14/02/2023	14/02/2023		14/02/2023	[NT]
Date analysed	-			14/02/2023	6	14/02/2023	14/02/2023		14/02/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	6	0.008	<0.005	46	103	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	9	14/02/2023	14/02/2023		[NT]	[NT]
Date analysed	-			[NT]	9	14/02/2023	14/02/2023		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	9	<0.005	<0.005	0	[NT]	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	21	14/02/2023	14/02/2023		[NT]	[NT]
Date analysed	-			[NT]	21	14/02/2023	14/02/2023		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	21	0.008	0.005	46	[NT]	[NT]

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Greencap Pty Ltd
ABN: 76 006 318 010
Level 2 / 11 Khartoum Road
North Ryde NSW 2113
Australia
T: 02 9889 1800

Report Date: Monday, 03/12/2018

Our ref: C107721:J158287 - 002-BWAY

Patrick Barnes
Mirvac Asset Management
72-74 Ross Street
FOREST LODGE NSW 2037

Dear Patrick,

Re: Asbestos Identification Analysis - Broadway Shopping Centre, Bay Street Broadway NSW 2581

This letter presents the results of asbestos fibre identification analysis performed on 2 samples collected by Anthony Gordon of Greencap on Thursday, 22 November 2018. The samples were collected from Broadway Shopping Centre, Bay Street Broadway NSW 2581.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method LAB04 Asbestos Identification by PLM. Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website at www.greencap.com.au/about-greencap/terms-and-conditions and are governed by our statements of limitation available at www.greencap.com.au/about-greencap/statements-of-limitation .

The analysis was completed on Monday, 03 December 2018.

The samples will be kept for three months and then disposed of, unless otherwise directed.
The results of the asbestos identification analysis are presented in the appended table. Accreditation covers testing activities only, sampling activity is outside the scope of accreditation. Results relate only to the items tested and are for the sole use by the client.

Should you require further information please contact our project manager Helen Pearce.

Yours sincerely,
Greencap

Lulu Scott : Approved Identifier

Lulu Scott : Approved Signatory

Report Date: Monday, 03/12/2018 Our ref: C107721:J158287 - 002-BWAY

Site Location:		Broadway Shopping Centre, Bay Street Broadway NSW 2581	
	Sample ID	**Sample Location/Description/Weight or Size**	**Analysis Result**
1	J158287 - 002-BWAY - 001	Model & Moxham Building - Interior - Level Three - Plant Room - Throughout - Plant & Equipment - Gasket Green compressed/formed resinous, organic fibrous sheet material ~ 15 x 12 x 1 mm	No Asbestos Detected Organic Fibres
2	J158287 - 002-BWAY - 002	Model & Moxham Building - Interior - Ground Level - Plant Room - Throughout - Plant & Equipment - Gasket Green compressed/formed resinous, organic fibrous sheet material ~ 10 x 8 x 2 mm	No Asbestos Detected Organic Fibres

Accredited as Noel Arnold & Associates Pty Ltd
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North Ryde NSW 2113
Australia
P: (02) 9889 1800
F: (02) 9889 1811
www.greencap.com.au

Monday, 09/03/2015

Our ref: C107721:J131662-002-BWAY

Jordan Rowe
Mirvac Asset Management
PO Box R315, Royal Exchange
SYDNEY NSW 1225

Dear Jordan,

Re: Asbestos Identification Analysis - Broadway Shopping Centre - Building 2, Bay Street, Broadway NSW 2581

This letter presents the results of asbestos fibre identification analysis performed on 11 samples collected by Simone Walsh of GreencapNAA on Tuesday 3rd & Wednesday 4th March 2015. The samples were collected from Broadway Shopping Centre - Building 2, Bay Street, Broadway NSW 2581.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with GreencapNAA Test Method NALAB 302 Asbestos Identification Analysis and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Simone Walsh.

Yours sincerely
GreencapNAA

Simon Day : Approved Identifier

Simon Day : Approved Signatory

Site Location:	Broadway Shopping Centre - Building 2, Bay Street, Broadway NSW 2581		
	Sample ID	**Sample Location/Description/Weight or Size**	**Analysis Result**
1	J131662-002-BWAY 01	Building 2 - Level Three - Target, Accessible Toilet - Throughout - Wall - Fibre Cement Sheeting Cream-painted brown-grey fibre-cement sheet material ~ 15 x 6 x 2 mm	No Asbestos Detected Organic Fibres
2	J131662-002-BWAY 02	Building 2 - Roof - Cooling Tower Area - North - Wall - Fibre Cement Sheeting Beige-painted gold-grey fibre-cement sheet material ~ 15 x 13 x 1 mm	No Asbestos Detected Organic Fibres
3	J131662-002-BWAY 03	Building 2 - Roof - Plant Room - York Chiller - Pipework Flange Joint - Gasket Grey/black rubbery mastic material ~ 22 x 11 x 5 mm	No Asbestos Detected
4	J131662-002-BWAY 04	Building 2 - Level Two - Car Park South, Plant Room (West) - Northeast, On concrete - Debris - Fibre Cement Sheeting Beige-painted gold-grey fibre-cement sheet material ~ 36 x 19 x 5 mm	No Asbestos Detected Organic Fibres
5	J131662-002-BWAY 05	Building 2 - Level Two - Food Court, Southern Female Toilets - At Entrance - Cubicle Partitions - Compressed Cement Sheet Yellow-painted gold-grey fibre-cement sheet material ~ 15 x 5 x 2.5 mm	No Asbestos Detected Organic Fibres
6	J131662-002-BWAY 06	Building 2 - Level One - Goods Lift Lobby, Southwest of Tenancy 101 - Northern Side - Down Pipe - Moulded Cement Flue Pink resin-coated gold-grey fibre-cement sheet material ~ 12 x 5 x 1 mm	No Asbestos Detected Organic Fibres
7	J131662-002-BWAY 07	Building 2 - Lower Ground Level - Car Park, LG South - Southwest, To Ceiling - Penetrations - Insulation White-painted gold-grey loosely-formed vitreous fibre material ~ 30 x 20 x 4 mm	No Asbestos Detected Synthetic Mineral Fibres
8	J131662-002-BWAY 08	Building 2 - Basement Level - Car Park, B1 South - Southeast, adjacent Lift - Down Pipe - Moulded Fibre Cement Flue Black bituminous-coated gold-grey fibre-cement sheet material ~ 15 x 10 x 1 mm	No Asbestos Detected Organic Fibres
9	J131662-002-BWAY 09	Building 2 - Lower Ground Level - Tenancy LG1 - Bar off Broadway - Front (East) Entrance - Ceiling - Fibre Cement Sheeting White-painted pink-grey flat dimpled fibre-cement sheet material ~ 65 x 32 x 7.5 mm	No Asbestos Detected Organic Fibres
10	J131662-002-BWAY 10	Building 2 - Ground Level - Northern Side - Central Fire stair Alcove - Ceiling - Fibre Cement Sheeting White-painted pink-grey fibre-cement sheet material ~ 10 x 6 x 1 mm	No Asbestos Detected Organic Fibres
11	J131662-002-BWAY 11	Building 2 - Ground Level - Lift Lobby, South of Tenancy G9 - To Ductwork - Sprayed Insulation - Vermiculite Brown-grey compressed/formed powder, mica, organic fibre vermiculite-type material ~ 40 x 15 x 6 mm	No Asbestos Detected Organic Fibres

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
enquiries@envirolabservices.com.au
www.envirolabservices.com.au

CERTIFICATE OF ANALYSIS 124656

Client:
Greencap
Level 2, 11 Khartoum Rd
North Ryde
NSW 2113

Attention: Simone Walsh / Helen Pearce

Sample log in details:

Your Reference:	**C107721 / J131662**
No. of samples:	2 Dust, 1 Paint
Date samples received / completed instructions received	06/03/15 / 06/03/15

Analysis Details:
Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	12/03/15 / 9/03/15
Date of Preliminary Report:	Not Issued

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Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:

Jacinta Hurst
Laboratory Manager

Lead (dust) Our Reference: Your Reference Type of sample	UNITS ---------- ----------	124656-1 J131662-001 -BWAY- LD001 Dust	124656-2 J131662-001 -BWAY- LD002 Dust
Lead	mg/kg	22	28

Envirolab Reference: 124656
Revision No: R 00

Client Reference: C107721 / J131662

Lead in Paint Our Reference: Your Reference Type of sample	UNITS ---------- ----------	 124656-3 J131662-001 -BWAY- LP001 Paint
Date prepared	-	06/03/2015
Date analysed	-	06/03/2015
Lead in paint	%w/w	7.0

Envirolab Reference: 124656
Revision No: R 00

Method ID	Methodology Summary
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Client Reference: C107721 / J131662

QUALITY CONTROL Lead (dust)	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Lead	mg/kg	1	Metals-020 ICP-AES	<1	124656-1	22 || 21 || RPD: 5	LCS-1	100%
QUALITY CONTROL Lead in Paint	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Date prepared	-			06/03/2015	[NT]	[NT]	LCS-1	06/03/2015
Date analysed	-			06/03/2015	[NT]	[NT]	LCS-1	06/03/2015
Lead in paint	% w/w	0.05	Metals-004	<0.05	[NT]	[NT]	LCS-1	96%

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike : A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample) : This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.
Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.
Spikes for Physical and Aggregate Tests are not applicable.
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When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

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Level 2 / 11 Khartoum Road
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Monday, 09/03/2015

Our ref: C107721:J131662-003-BWAY

Jordan Rowe
Mirvac Asset Management
PO Box R315, Royal Exchange
SYDNEY NSW 1225

Dear Jordan,

Re: Asbestos Identification Analysis - Broadway Shopping Centre - Building 3, Bay Street, Broadway NSW 2581

This letter presents the results of asbestos fibre identification analysis performed on 2 samples collected by Simone Walsh of GreencapNAA on Thursday, 05 March 2015. The samples were collected from Broadway Shopping Centre - Building 3, Bay Street, Broadway NSW 2581.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with GreencapNAA Test Method NALAB 302 Asbestos Identification Analysis and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Simone Walsh.

Yours sincerely
GreencapNAA

Simon Day : Approved Identifier

Simon Day : Approved Signatory

Monday, 09/03/2015 **Our ref: C107721:J131662-003-BWAY**

Site Location:		Broadway Shopping Centre - Building 3, Bay Street, Broadway NSW 2581	
	Sample ID	**Sample Location/Description/Weight or Size**	**Analysis Result**
1	J131662-003-BWAY 01	M&M Building - Roof - Lift Motor Room - Central - Lift Motor - Brake Pads Brown compressed/formed resinous, organic fibrous, vitreous fibrous, metallic sheet material ~ 6 x 2 x 1 mm	No Asbestos Detected Organic Fibres Synthetic Mineral Fibres
2	J131662-003-BWAY 02	M&M Building - Roof - Eastern Office Area, Southern End - Northern Wall - Electrical Distribution Board - Compressed Bituminous Electrical Panel Black-brown compressed bituminous, asbestiform fibrous board material ~ 5 x 4 x 2 mm	**Chrysotile (white asbestos)**

*** Shaded row with bolded text indicates sample contains a positive result for asbestos.**

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Thursday, 19/03/2015

Our ref: C107721:J131662-003-BWAY

Jordan Rowe
Mirvac Asset Management
PO Box R315, Royal Exchange
SYDNEY NSW 1225

Dear Jordan,

Re: Asbestos Identification Analysis - Broadway Shopping Centre - Model and Moxham Building, Bay Street, Broadway NSW 2581

This letter presents the results of asbestos fibre identification analysis performed on 1 sample collected by Simone Walsh of GreencapNAA on Tuesday, 17 March 2015. The sample was collected from Broadway Shopping Centre - Model and Moxham Building, Bay Street, Broadway NSW 2581.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with GreencapNAA Test Method NALAB 302 Asbestos Identification Analysis and following the guidelines of Australian Standard AS4964-2004.

The sample will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Simone Walsh.

Yours sincerely
GreencapNAA

Simon Day : Approved Identifier

Simon Day : Approved Signatory

Thursday, 19/03/2015

Our ref: C107721:J131662-003-BWAY

Site Location:	Broadway Shopping Centre - Model and Moxham Building, Bay Street, Broadway NSW 2581		
	Sample ID	**Sample Location/Description/Weight or Size**	**Analysis Result**
1	J131662-003-BWAY 03	Model and Moxham Building - Lower Ground Level - Western Dock Corridor - adjacent entrance to Plant Room - Floor Covering - Vinyl Tiles - Grey, remnant A: Cream/grey brittle vinyl material B: Amber and black bituminous adhesive materials, attached to underside of sample 03A A: ~ 150 x 120 x 3 mm B: ~ 150 x 120 x <1 mm	**A: Chrysotile (white asbestos)** **B: No Asbestos Detected**

*** Shaded row with bolded text indicates sample contains a positive result for asbestos.**

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CERTIFICATE OF ANALYSIS 124774

Client:
Greencap
Level 2, 11 Khartoum Rd
North Ryde
NSW 2113

Attention: Simone Walsh

Sample log in details:

Your Reference:	**C107721 / J131662**
No. of samples:	5 Dust, 2 Paint
Date samples received / completed instructions received	09/03/15 / 09/03/15

Analysis Details:
Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	16/03/15 / 12/03/15
Date of Preliminary Report:	Not Issued

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Results Approved By:

Jacinta Hurst
Laboratory Manager

Envirolab Reference: 124774
Revision No: R 00

ACCREDITED FOR TECHNICAL COMPETENCE

Lead (dust) Our Reference: Your Reference Type of sample	UNITS ---------- ----------	124774-3 J131662-BWAY-002-LD01 Dust	124774-4 J131662-BWAY-002-LD02 Dust	124774-5 J131662-BWAY-002-LD03 Dust	124774-6 J131662-BWAY-002-LD04 Dust	124774-7 J131662-BWAY-002-LD05 Dust
Lead	mg/kg	58	76	150	340	180

Lead in Paint Our Reference: Your Reference Type of sample	UNITS ---------- ----------	124774-1 J131662-BWAY-003-LP01 Paint	124774-2 J131662-BWAY-003-LP02 Paint
Date prepared	-	10/03/2015	10/03/2015
Date analysed	-	10/03/2015	10/03/2015
Lead in paint	%w/w	7.9	<0.05

Method ID	Methodology Summary
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL Lead (dust)	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Lead	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	LCS-1	97%
QUALITY CONTROL Lead in Paint	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Date prepared	-			10/03/2015	124774-1	10/03/2015 || 10/03/2015	LCS-1	10/03/2015
Date analysed	-			10/03/2015	124774-1	10/03/2015 || 10/03/2015	LCS-1	10/03/2015
Lead in paint	%w/w	0.05	Metals-004	<0.05	124774-1	7.9 || 9.5 || RPD: 18	LCS-1	98%

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike : A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample) : This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.
Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.
Spikes for Physical and Aggregate Tests are not applicable.
For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.
Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

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Monday, 09/03/2015

Our ref: C107721:J131662-001-BWAY

Jordan Rowe
Mirvac Asset Management
PO Box R315, Royal Exchange
SYDNEY NSW 1225

Dear Jordan,

Re: Asbestos Identification Analysis - Broadway Shopping Centre - Building 1, Bay Street, Broadway NSW 2581

This letter presents the results of asbestos fibre identification analysis performed on 7 samples collected by Michael Collins of GreencapNAA on Wednesday, 04 March 2015. The samples were collected from Broadway Shopping Centre - Building 1, Bay Street, Broadway NSW 2581.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with GreencapNAA Test Method NALAB 302 Asbestos Identification Analysis and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Simone Walsh.

Yours sincerely
GreencapNAA

Simon Day : Approved Identifier

Simon Day : Approved Signatory

Monday, 09/03/2015

Our ref: C107721:J131662-001-BWAY

Site Location:	Broadway Shopping Centre - Building 1, Bay Street, Broadway NSW 2581		
	Sample ID	**Sample Location/Description/Weight or Size**	**Analysis Result**
1	J131662-001-BWAY 01	North Wing - Level 3 - Shop 322 - Priceline - Lunch Room - Floor Covering - Vinyl Tiles - Amber Adhesive - Cream flecked tiles Black-speckled white/cream brittle vinyl material and associated opaque adhesive material ~ 50 x 38 x 3 mm	No Asbestos Detected Organic Fibres
2	J131662-001-BWAY 02	North Wing - Ground Level - Shop 120 - Reject Shop - Lunch Room - Floor Covering - Vinyl Tiles - Amber Adhesive - Cream with grey mottle Streaky white/cream brittle vinyl material and associated opaque adhesive material ~ 57 x 29 x 3 mm	No Asbestos Detected Organic Fibres
3	J131662-001-BWAY 03	North Wing - Level 4 - Carpark - Plant Room - Wall - Fibre Cement Sheeting - Internal and external wall lining Beige-painted gold-grey compressed fibre-cement sheet material ~ 100 x 55 x 11 mm	No Asbestos Detected Organic Fibres
4	J131662-001-BWAY 04	North Wing - Lower Ground Level - LG8 - Loading Dock - West of Loading Docks - Ductwork - Vermiculite Brown-grey compressed/formed powder, mica, organic fibre vermiculite-type material ~ 60 x 30 x 5 mm	No Asbestos Detected Organic Fibres
5	J131662-001-BWAY 05	North Wing - Lower Ground Level - LG8 - Loading Dock - West of Loading Docks - Infill Panels - Compressed Cement Sheet - Base of ductwork White-painted gold-grey fibre-cement sheet material ~ 17 x 7 x 5 mm	No Asbestos Detected Organic Fibres
6	J131662-001-BWAY 06	North Wing - Level 2 & Level 3 - Shop 229 - Hoyts - Rooftop Plant Room - Ductwork - Vermiculite - North end Brown-grey compressed/formed powder, mica, organic fibre vermiculite-type material ~ 60 x 30 x 6 mm	No Asbestos Detected Organic Fibres
7	J131662-001-BWAY 07	North Wing - All Levels - Carpark - Throughout - Expansion Joint - Construction Joint Mastic - Black mastic Black-brown bituminous, organic fibrous mastic material ~ 20 x 14 x 5 mm	No Asbestos Detected Organic Fibres

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CERTIFICATE OF ANALYSIS 124656

Client:
Greencap
Level 2, 11 Khartoum Rd
North Ryde
NSW 2113

Attention: Simone Walsh / Helen Pearce

Sample log in details:

Your Reference:	**C107721 / J131662**
No. of samples:	2 Dust, 1 Paint
Date samples received / completed instructions received	06/03/15 / 06/03/15

Analysis Details:
Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date:	12/03/15 / 9/03/15
Date of Preliminary Report:	Not Issued

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Results Approved By:

Jacinta Hurst
Laboratory Manager

Envirolab Reference: 124656
Revision No: R 00

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Lead (dust) Our Reference: Your Reference Type of sample	UNITS ---------- ----------	124656-1 J131662-001 -BWAY- LD001 Dust	124656-2 J131662-001 -BWAY- LD002 Dust
Lead	mg/kg	22	28

Lead in Paint		
Our Reference:	UNITS	124656-3
Your Reference	----------	J131662-001 -BWAY- LP001
Type of sample	----------	Paint
Date prepared	-	06/03/2015
Date analysed	-	06/03/2015
Lead in paint	%w/w	7.0

Method ID	Methodology Summary
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL Lead (dust)	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Lead	mg/kg	1	Metals-020 ICP-AES	<1	124656-1	22 || 21 || RPD: 5	LCS-1	100%
QUALITY CONTROL Lead in Paint	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Date prepared	-			06/03/2015	[NT]	[NT]	LCS-1	06/03/2015
Date analysed	-			06/03/2015	[NT]	[NT]	LCS-1	06/03/2015
Lead in paint	% w/w	0.05	Metals-004	<0.05	[NT]	[NT]	LCS-1	96%

Report Comments:

Asbestos ID was analysed by Approved Identifier:	Not applicable for this job
Asbestos ID was authorised by Approved Signatory:	Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
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