

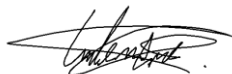
Client: ICMG Sydney Inc
Project Reference: N1908018
Date: August 21, 2019
Version: 1

Hazardous Materials Audit Report

62-64 Mountford Ave, Guilford NSW 2161



Surveyed By:



Luke Meadows
BSc (Environ) Licensed Asbestos Assessor (#001348)
Consultant

Reviewed By:



Andrew Bellamy
BSc, ISIAQ, Licensed Asbestos Assessor (#000111)
Principal Consultant



Dr Vyt Garnys
PhD, B.Sc. (Hons), ISIAQ, ACA, AIRAH, FMA
Principal Consultant & Managing Director

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1 AUDIT DETAILS

Site Details

Address	62-64 Mountford Ave, Guilford NSW 2161
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Building use	Community centre & Mosque
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Approximate age:	Unknown
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Audit Details

Scope of audit:	Conduct a Hazardous materials assessment for council conditions
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Commissioned by:	ICMG Sydney Inc
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Inspection by:	Luke Meadows
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Reviewed by:	Andrew Bellamy (Licensed Asbestos Assessor # 000111)
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Date of inspection:	August 14, 2019
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Previous Hazardous materials Report/Register

Compiled by:	-
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2 SURVEY LIMITATIONS

Under this scope of works CETEC has as far as practicable identified hazardous materials fixed or installed in the buildings structure and fit out including; asbestos containing materials (ACM), lead paint, synthetic mineral fibres (SMF), polychlorinated biphenyls (PCB), mercury and ozone depleting substances (ODS). The materials assessed were limited to those present at the time of the inspection, located in areas within the scope and located in areas readily and safely accessible. Hazardous materials that are not fixed or installed in the buildings structure or fit out (e.g. hazardous substances used by occupants) were not within the scope of this audit and hence are not documented in this report.

An audit of this nature is limited due to difficulties in obtaining access to all areas or to take samples from all materials without substantial damage to building components or compromising the safety of the surveyor or building occupants. In addition, building practices may involve the use of materials during construction that appear to be similar, but are different, and thus our survey cannot guarantee to be totally representative. Therefore, it is not possible to provide an absolute guarantee that every hazardous material has been identified.

It was not practicable to inspect materials in deep cavities, hidden under or behind other surfaces, contained inside equipment or electrical installations, inside ductwork or pipe-work or underground. Fuse boards and other electrical equipment were inspected where safety or normal prohibitions on access were not compromised.

If any asbestos containing materials not documented in this report are discovered at the site it is recommended that the unexpected finds procedure in Appendix C is followed.

Responsibility cannot be accepted for damage to the building etc. arising from inspections, nor for any hazardous materials not indicated within this report that are found at a later date. The quantities contained in this report are estimates obtained by visual observation only and are not intended for use as a specification of works.

This report and the associated services performed by CETEC are in accordance with the scope of services set out in the contract between CETEC and ICMG Sydney Inc. The scope of services was defined by the requests of ICMG Sydney Inc, by the time and budgetary constraints imposed by ICMG Sydney Inc, and by the availability of access to the site.

3 ASBESTOS CONTAINING MATERIALS (ACM)

3.1 Legislative Compliance

The register of asbestos containing materials contained in this report has been developed in accordance with the ***Work Health and Safety Regulation 2011 (Part 8.3 and 8.6)*** and the ***How to Manage and Control Asbestos in the Work Place: Code of Practice (WorkSafe 2016)***. The risk assessments contained within this report pertain to the proposed demolition work to be undertaken at the site. However, if previously inaccessible areas become accessible or if other materials are found unexpectedly during renovation works this report may be inadequate and revisions may be required from time to time. Asbestos containing materials should be removed prior to demolition in accordance with ***How to Safely Remove Asbestos – Code of Practice (WorkSafe 2016)***

3.2 Asbestos Containing Materials Register

Client:	ICMG Sydney Inc	Date of Inspection:	August 14, 2019
Report Reference	62-64 Mountford Ave, Guilford NSW 2161	Register Compilation Date:	August 21, 2019
Project Reference / Job No.:	N1908018	Register Review Date:	Whenever a material has been removed, disturbed or conditions changed. At a minimum every 5 years (2024).

Sample Number	Primary Location	Specific Location	Material application	Material type	Quantity	Laboratory analysis result (asbestos type)	Friable / Non-Friable	Sealed / Unsealed / Enclosed	Condition	Activities that may lead to further damage/deterioration	Risk assessment	Control of risk/Comments	Photo number
125513	Exterior - Classroom	Kitchenette - Walls to Toilet Northern Area	Wall lining	FCS	10 m ²	No Asbestos Detected	-	-	-	-	Not Required	-	-
125514	Exterior- Classroom	Under floor of Classroom - Throughout	Miscellaneous FCS debris	FCS & Super 6 Cement Sheeting	NQ	Chrysotile Asbestos Detected	Non-friable	Unsealed	High damage	Renovations or demolition	Medium	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 1
Same as 125514	Exterior- Conference Hall	Under floor of conference hall - Throughout	Miscellaneous FCS debris	FCS & Super 6 Cement Sheeting	NQ	Chrysotile Asbestos Detected	Non-friable	Unsealed	High damage	Renovations or demolition	Medium	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 2
Same as 125514	Exterior- Classroom & Conference Hall	Along fence line path	Miscellaneous FCS debris	FCS	NQ	Chrysotile Asbestos Detected	Non-friable	Unsealed	High damage	Renovations or demolition	Medium	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 3
Same as 125514	Exterior- Classroom & Conference Hall	Piers	Joist Packers levellers	FCS	NQ	Chrysotile Asbestos Detected	Non-friable	Unsealed	High damage	Renovations or demolition	Medium	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 4
125515	Exterior - Classroom	Classroom Toilets Southern Area	Infill panels	FCS	2x 3 m ² panels	No Asbestos Detected	-	-	-	-	Not Required	-	-
Same as 125513	Exterior- Conference Hall	Conference Hall Southern Area	Infill panels	FCS	2x 5 m ² panels	No Asbestos Detected	-	-	-	-	Not Required	-	-

Sample Number	Primary Location	Specific Location	Material application	Material type	Quantity	Laboratory analysis result (asbestos type)	Friable / Non-Friable	Sealed / Unsealed / Enclosed	Condition	Activities that may lead to further damage/deterioration	Risk assessment	Control of risk/Comments	Photo number
Same as 125513	Exterior- Conference Hall	Conference Hall West - Below window	Infill panels	FCS	2x < 1 m ² panels	No Asbestos Detected	-	-	-	-	Not Required	-	-
Suspected	Exterior - Conference Hall	Conference Hall Western Area	Electrical Backing Board	Zelemite	< 1 m ²	Assume Material(s) Contain Asbestos	Non-friable	Sealed	Good	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 5
Same as 125513	Exterior- Conference Hall	Garage near Conference Hall	Wall lining	FCS	10 m ²	No Asbestos Detected	-	-	-	-	Not Required	-	-
Same as 125513	Exterior- Classroom	Classroom Toilets Western Area	Wall lining	FCS	5 m ²	No Asbestos Detected	-	-	-	-	Not Required	-	-
Same as 125514	Exterior- Classroom	Classroom - Entrance awning	Ceiling Lining	FCS	5 m ²	Chrysotile Asbestos Detected	Non-friable	Sealed	Good	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 6
Same as 125514	Interior- Classroom	Classroom - Ceiling Cavity - Above current ceiling - Throughout	Ceiling Lining	FCS	> 50 m ²	Chrysotile Asbestos Detected	Non-friable	Sealed	Low damage	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 7-8
Same as 125514	Exterior- Conference Hall	Conference Hall Stairs - Eastern Entry Area	Infill panels	FCS	2x < 1 m ² panels	Chrysotile Asbestos Detected	Non-friable	Sealed	Low damage	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 9-10
125517	Interior- Conference Hall	Conference Hall Throughout	Ceiling Lining	FCS	> 50 m ²	No Asbestos Detected	-	-	-	-	Not Required	-	-
Same as 125517	Interior- Conference Hall	Conference Hall Windows Northern Area	Infill panels	FCS	3 panels	No Asbestos Detected	-	-	-	-	Not Required	-	-

Sample Number	Primary Location	Specific Location	Material application	Material type	Quantity	Laboratory analysis result (asbestos type)	Friable / Non-Friable	Sealed / Unsealed / Enclosed	Condition	Activities that may lead to further damage/deterioration	Risk assessment	Control of risk/Comments	Photo number
Same as 125513	Interior- Conference Hall	Conference Hall Wall lining	Wall lining	FCS	> 50 m ²	No Asbestos Detected	-	-	-	-	Not Required	-	-
125516	Exterior- Classroom & Conference Hall	Classroom & Conference Hall - Roof throughout	Roof lining	Super 6 Cement Sheeting	> 100 m ²	Chrysotile & Crocidolite Asbestos Detected	Non-friable	Unsealed	Low damage	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 11-13
Same as 125516	Exterior- Classroom & Conference Hall	Classroom & Conference Hall - Ridge line	Ridge capping	Compressed fibre cement	50 linear meters	Chrysotile & Crocidolite Asbestos Detected	Non-friable	Unsealed	Low damage	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 11-13
Same as 125516	Interior - Conference Hall	Ceiling/roof cavity - Throughout	Miscellaneous super 6 debris	Super 6 Cement Sheeting	NQ	Chrysotile & Crocidolite Asbestos Detected	Non-friable	Unsealed	High damage	Renovations or demolition	Medium	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 14-17
Same as 125513	Interior- Mosque	Mosque - Store room under stairs	Lining to bottom of stairs	FCS	2 m ²	No Asbestos Detected	-	-	-	-	Not Required	-	-
Same as 125514	Exterior- Classroom & Conference Hall	Classroom & Conference Hall	Eaves lining	FCS	50 m ²	Chrysotile Asbestos Detected	Non-friable	Sealed	Low damage	Renovations or demolition	Low	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 18-22
Same as 125514	Exterior- Mosque	Piers	Joist Packers levellers	FCS	NQ	Chrysotile Asbestos Detected	Non-friable	Unsealed	High damage	Renovations or demolition	Medium	Remove ACM materials prior to any renovations or demolition. Licensed asbestos removalist required to remove ACM materials.	Photo 23

3.3 Photos of Identified Asbestos Containing Materials



Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:



Photo 7:



Photo 8:



Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 13:



Photo 14:



Photo 15:



Photo 16:



Photo 17:



Photo 18:



Photo 19:



Photo 20:



Photo 21:



Photo 22:



Photo 23:

4 HAZARDOUS MATERIALS

4.1 Legislative Compliance

Legislative requirements, codes of practise and guidelines relating to the management and removal of hazardous materials include but are not limited to:

- Workplace Health and Safety Act and Regulation (2011)
- Safe Work Australia Demolition Work Code of Practice (2015)
- Adopted National Exposure Standards for Atmospheric Contaminants in the Occupational Environment [NOHSC:1003(1995)]
- National code of Practice for the Control of Workplace Hazardous Substances [NOHSC:2007(1994)]
- AS 4361.2 Guide to lead paint management - Residential and commercial buildings (1998)
- National Standard for the Control of Inorganic Lead at Work [NOHSC:1012(1994)]
- National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC:2015(1994)]
- National Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)]
- National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]
- Identification of PCB-Containing Capacitors (ANZECC 1997)
- Ozone Protection and Synthetic Greenhouse Gas Management Regulations 1995
- Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012 (No 1)
- Environmentally Hazardous Chemicals Act 1985
- Protection of the Environment Operations Act 1997

4.2 Hazardous Materials Register

Client:	ICMG Sydney Inc	Date of Inspection:	August 14, 2019
Report Reference	62-64 Mountford Ave, Guilford NSW 2161	Register Compilation Date:	August 21, 2019
Project Reference / Job No.:	N1908018	Register Review Date:	Whenever a material has been removed, disturbed or conditions changed. At a minimum every 5 year (2024).

4.2.1 Lead Paint Register

Sample Number	Primary Location	Specific Location	Material Application	Colour	Quantity	Unit	Lead content analysis (% w/w)	Above action limit of 0.1% w/w	Condition	Activities that may lead to worker exposure during demo and renovations	Control of risk	Comments	Photo Number
125518	Exterior - Classroom & Conference Hall	Walls & ceilings - Throughout	Walls & ceilings lining	Cream & white	> 100	m ²	0.22	Yes	Low Damage	Renovations or demolition	Refer section 3: Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings, AS/NZS 4361.2:2017	Classified as 'lead paint' according to AS/NZS 4361.2:2017	Photo 24-25
125519	Interior- Classroom & Conference	Throughout Classroom & Conference Hall	Walls & ceilings lining	Cream & white	> 100	m ²	< 0.005	No	-	-	Not Required	-	-
125520	Exterior- Mosque	Walls lining outside of Mosque	Walls lining	Blue & grey	> 100	m ²	1.8	Yes	Good	Renovations or demolition	Refer section 3: Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings, AS/NZS 4361.2:2017	Classified as 'lead paint' according to AS/NZS 4361.2:2017	Photo 26

4.2.2 SMF / ODS / PCB / Gases Register

Hazard type	Primary Location	Specific Location	Material application	Quantity	Control of risk	Photo Number
SMF	Exterior - Classroom	Kitchenette - Under bench top	Hot Water Heater	2 Units	Remove during general demolition with suitable controls to prevent exposure to dust	Photo 27
SMF	Interior - Conference hall	Kitchen - Under bench top	Hot Water Heater	2 Units	Remove during general demolition with suitable controls to prevent exposure to dust	Photo 27-28
ODS	Exterior - Conference Hall	Conference Hall Western Area	AC Unit	6 Units	Qualified & licensed contractor to de-gas all refrigerant units for any works. All de-commissioned units should have gas removed and stored appropriately to prevent gas loss.	Photo 29-32
ODS	Exterior- Mosque	Outside of Mosque	AC Unit	6 Units	Qualified & licensed contractor to de-gas all refrigerant units for any works. All de-commissioned units should have gas removed and stored appropriately to prevent gas loss.	Photo 33-35
ODS	Exterior- Classroom	Outside of Classroom	AC Unit	1 Unit	Qualified & licensed contractor to de-gas all refrigerant units for any works. All de-commissioned units should have gas removed and stored appropriately to prevent gas loss.	Photo 36
PCB	Exterior- Classroom	Entrance awning - Ceiling light	Light capacitor	1 Capacitor	Remove prior to any renovations or demolition. Dispose of at a waste facility that can lawfully receive this waste.	Photo 37-38
Mercury	Exterior & Interior - Classroom, conference hall & mosque	Ceilings & walls	Fluorescent light tubes	Approx. 10 Tubes	All fluorescent light tubes contain mercury, avoid breaking tubes	Photo 39-401

4.3 Photos of Identified Hazardous Materials



Photo 24:



Photo 25:



Photo 26:



Photo 27:



Photo 28:



Photo 29:



Photo 30:



Photo 31:



Photo 32:

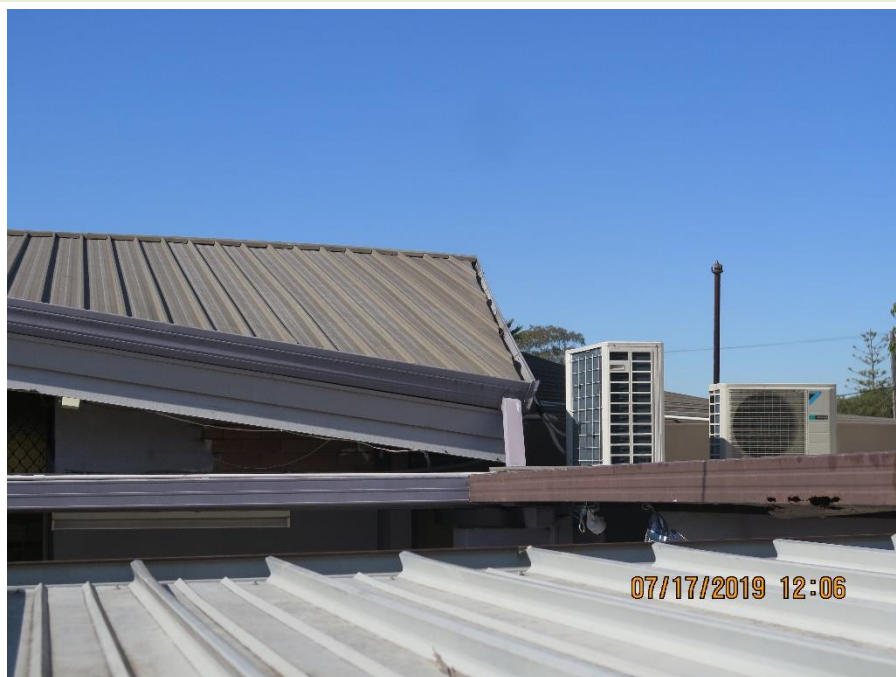


Photo 33:



Photo 34:



Photo 35:



Photo 36:



Photo 37:

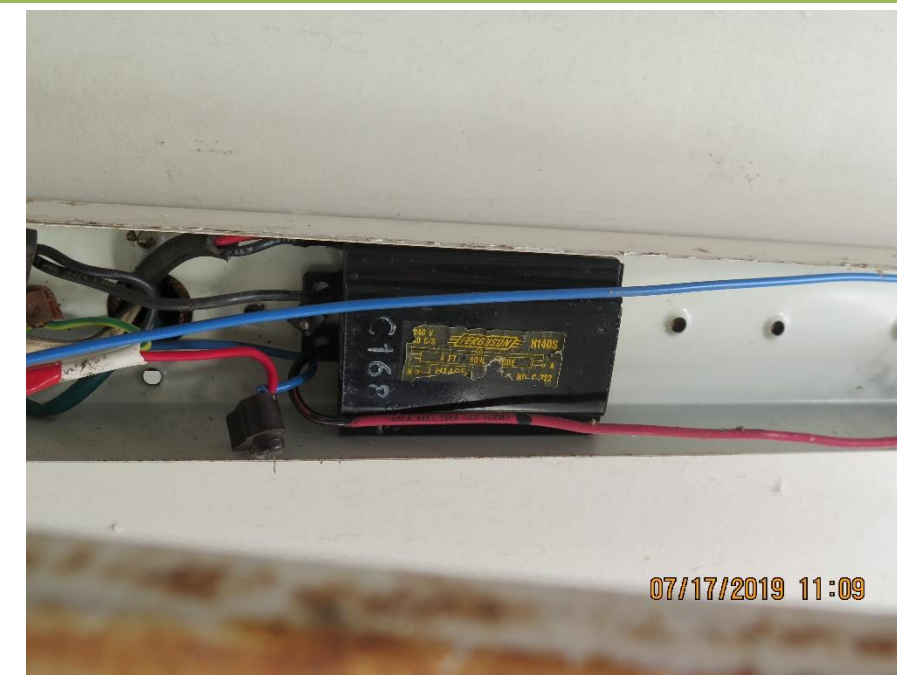


Photo 38:



Photo 39:



Photo 40:



Photo 41:

APPENDIX A: ASBESTOS RISK ASSESSMENT

Risk Rating	Significance	General Recommendation*
Extreme	Immediate and significant exposure risk.	Evacuate area immediately and implement controls to isolate the area. Immediate removal of ACM recommended
High	Significant potential exposure risk.	Restrict access and implement controls to isolate the area. Immediate removal of ACM recommended
Medium	Potential exposure risk under some conditions.	Implement control measures to seal or enclose and label as required. Ongoing inspection and maintenance required. Remove as soon as practical.
Low	Unlikely to result in exposure in current condition and if not disturbed.	Implement control measures to seal or enclose and label as required. Ongoing inspection and maintenance required. Remove as soon as practical.

APPENDIX B: RECOMMENDATIONS FOR REMOVING HAZARDOUS MATERIALS

A.1 Asbestos

If demolition is to take place at the above property the following recommendations should be followed.

All asbestos that is likely to be disturbed by the demolition must be identified and, so far as is reasonably practicable, be removed before the demolition is started.

General requirements for conducting asbestos removal work are as follows:

- Asbestos should be removed in accordance with the WHS Regulation 2011 and How to Safely Remove Asbestos: Code of Practice (WorkSafe 2016).
- The planning, removal methodology, control measures, monitoring requirements and clearance procedures for the removal of asbestos must be determined in consultation with an occupational hygienist and documented in the Asbestos Removal Control Plan prior to commencing removal.
- An asbestos removal control plan should include as a minimum;
 - The method proposed to be used to remove the asbestos;
 - The approximate quantity and kind of asbestos to be removed;
 - The equipment proposed to be used to remove the asbestos, including any personal protective equipment;
 - Details of the proposed air monitoring and clearance procedures
 - Transportation and waste disposal requirements
- The person(s) removing asbestos must be a holder of an A classes asbestos removal license for friable asbestos and a B class asbestos removal license for non-friable asbestos.
- The person conducting air monitoring and clearance for asbestos removal must be a Licensed Asbestos Assessor (LAA) for friable asbestos or suitably qualified for non-friable asbestos.
- WorkCover NSW must be notified at least 5 days prior to any licensed asbestos removal.

A.2 Lead

The following precautions should be taken when demolishing materials containing lead (>0.1% w/w), lead contaminated dust (>150 mg/m²) or for any works defined as a lead process in accordance with the WHS Regulation 2011:

- Inform workers of potential risks and provide training about preventing exposure to lead
- Conduct health monitoring of workers conducting work involving materials that contain lead
- Ensure lead contamination is confined to the lead process work area
 - Adopt methods that minimise the generation of lead dust and fumes
 - Conduct lead air monitoring and surface dust testing to validate controls are effective at preventing the spread of lead contamination for lead process work.
 - Occupational hygienist should review controls measures and revise as necessary.
- Clean work areas promptly and properly during and after work
- Prohibit eating, drinking, smoking and chewing gum in the lead process area
- Supply changing and washing facilities for workers
- Supply appropriate PPE as well as laundering or disposal facilities for contaminated PPE
- Notify WorkCover NSW of activities determined to be lead risk work within 7 days.

A.3 Synthetic Mineral Fibres (SMF)

Materials containing Synthetic Mineral Fibres may be removed during general demolition works. The precautions which should be taken when demolishing materials containing SMF include:

- PPE should be provided to workers and worn when insulation is being handled or removed
- Dust should be suppressed by damping down with water or PVA

A.4 Polychlorinated Biphenyls (PCB)

Workers can be exposed to Polychlorinated Biphenyls (PCBs) when dismantling electrical capacitors

and transformers or when cleaning up spills and leaks. Appropriate control measures should be implemented when handling damaged capacitors to ensure that any spillage does not contact workers and is appropriately cleaned up and disposed of.

Prior to demolition of buildings capacitors should be inspected to confirm if they are on the list of known PCB containing capacitors (Identification of PCB-Containing Capacitors (ANZECC 1997)).

PPE including gloves made of materials that are resistant to PCBs (for example polyethylene, nitrile rubber or neoprene), should be provided to workers and worn when there is any likelihood of exposure to PCBs.

A.5 Mercury in Fluorescent Lamps

Mercury is known to be present in fluorescent tubes (including compact fluorescent light globes) Mercury is extremely toxic and exposure should be avoided where possible. The best way to prevent mercury exposure from fluorescent lamps is to avoid breaking the lamps.

Disposal of fluorescent lamps to landfill is not recommended and if possible, they should be taken to a facility that can recover the mercury contained in the lamp.

A.6 Ozone Depleting Substances (ODS)

It is required that refrigerant gases deemed to be ODS are reclaimed from all parts of an air-conditioning or refrigeration system by a qualified and experienced person in such a way that prevents the gases release into the atmosphere. The person(s) conducting this work should use appropriate PPE and work methods to avoid exposure to the gas.

A.7 Storage and Disposal of Waste

Storage and disposal of hazardous materials waste and contaminated PPE must be conducted as follows:

- All waste must be contained (sealed) in suitable containers, waste bags or wrapped with 200 µm plastic.
- All waste must be labelled in accordance with the Globally Harmonized System of Classification and Labelling of Chemicals (GHS)

- All waste must be removed from the site as soon as practicable however if waste must be stored on-site it must be stored in a secure area in an environmentally friendly manner.
- All waste must be transported in an appropriately licensed and registered vehicle. Preferably one that is covered and leak-proof.
- All waste must be disposed of at a waste facility that can lawfully receive this waste.

APPENDIX C: UNEXPECTED FINDS PROCEDURE

In the event that a suspected asbestos containing material that is not documented in this report is discovered at the site the following procedure should be applied:

- Stop work and vacate the area where the potential asbestos has been found
- Consult a competent person to assess the risk and test the material
- Restrict access to the area and install barricades and signage

Remove the asbestos materials or implement controls to make safe before continuing other works.

APPENDIX D: LABORATORY ANALYSIS CERTIFICATES

Can be supplied upon request

DISCLAIMER

CETEC has taken all reasonable care to ensure that the information contained in this report is accurate. The report is based on data and information collected by CETEC personnel during location visits and information accepted in good faith from various personnel associated with this work. However, no warranty or representation can be given that the information and materials contained in it are complete or free from errors or inaccuracies.

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