

ASBESTOS MATERIALS REVIEW

MOTEL PRINCES HIGHWAY VICTORIA



**Prepared
by
PREMIER SAFETY and ENVIRONMENTAL
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1. Introduction

Mr. Example, Building Pty Ltd, requested a review of the Asbestos Register in relation to the former Motel buildings and facilities located at Princes Highway, Victoria. The buildings consist of a reception area, dining area and toilets, upper level residence, 14 motel units, kitchen, toilets, storage and laundry. Building consists of steel, brick and tile construction with internal walls, ceilings and floor coverings of various materials. Some renovations have taken place.

A Premier Safety & Environmental consultant conducted the inspection to assess the current condition of asbestos containing materials (ACM) identified in the Asbestos Register 2014. The review was also conducted to identify if any of the ACM previously identified has been removed, enclosed or sealed. This is noted and highlighted in this report

The Asbestos Register must be revised and kept current, and must include any removal, enclosure or sealing of asbestos. A review of the asbestos register must be completed at least every five (5) years.

2. Scope

This report presents the findings of the audit conducted on the building. Areas inspected include:

1. Interior and exterior linings of walls, ceilings, under floor coverings, behind tiles
2. External roof
3. Ceiling cavities (where accessible)
4. Floor coverings
5. Electrical switchboards
6. Roof space (where accessible)

This audit satisfies the requirements of the Occupational Health & Safety Regulations 2007 in particular the current Asbestos Regulations.

The following information with regard to Division 5 -Asbestos in Workplaces is an extract from the Occupational Health & Safety Regulations 2007 and reflects the occupier's duties under the Regulations. Relevant sections are:

Division 5 – Asbestos in workplaces

Subdivision 2 - Duties of persons who manage or control workplaces

4.3.20 Identification of asbestos.

4.3.21 Asbestos Register

4.3.25 Control of risk

Subdivision 3 - Duties of employers

4.3.27 Identification of asbestos

4.3.29 Employers asbestos register

4.3.32 Control of risk

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The scope of work was:

- Conduct a site inspection of the buildings
- Collect samples of materials for analysis, if required;
- Provide a written report and an updated Asbestos Register

The audit was limited to a visual inspection of accessible and suspect building materials used throughout.

Samples of materials suspected as containing asbestos were taken for identification and sent to a NATA approved laboratory for analysis.

Sampling: One (1) sample was taken for analysis.

The auditor has used their professional experience to make a judgement on the status of building materials that could, or might contain asbestos in the areas inspected. Where the auditor suspects or believes materials contain asbestos, this has been recorded in the Asbestos Register and these materials must be treated as asbestos-containing materials.

If any repairs, renovations or demolition take place in any area containing a suspect material, the material must be considered to contain asbestos and treated as such or the material be analysed to confirm the presence or absence of asbestos.

3. Limitations of the Audit

The audit attempted to locate all the Asbestos Containing Materials (ACM). As the survey involved only a visual inspection, only ACM that were physically accessible was identified.

It is possible ACM may be concealed within the following inaccessible areas and may not have been located and identified during the inspection.

- (a) Inaccessible ceiling spaces or wall cavities
- (b) Areas inaccessible without the aid of scaffolding or lifting devices or where working at height was an OH&S risk
- (c) Areas that required dismantling of equipment/demolition or work on live electrical control equipment or any restricted area
- (d) Ducts or service shafts within the building structure
- (e) Voids and wall cavities concealed within the building structure and these areas would only be accessible during renovation or demolition works.
- (f) Areas below ground
- (g) Areas beneath floor coverings where asbestos containing materials were not expected to be present or where damage to existing materials would occur
- (h) Areas locked, restricted at the time of the review or were occupied at the time and no access granted

It is therefore possible that not every source of asbestos throughout the building has been identified.

Any products that are classified as suspect MUST BE TREATED AS CONTAINING ASBESTOS UNTIL ANALYSED AT A NATA APPROVED LABORATORY.

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Any substances that have been analyzed and their test results should be considered representative of similar substances found on site and is noted in this report.

Quantities quoted are approximate and should be treated as a guide only. It is recommended that removalists conduct their own estimates prior to removal.

Some materials identified have not been sent for analysis as we have based its identification on our professional judgement including current information and visual identification.

Information provided by others

Premier Safety & Environmental (PS&E) notes that where information has been provided by other parties for the works undertaken, it cannot guarantee the accuracy or completeness of that information. The owner therefore waives any claim against the company and agrees to indemnify Premier Safety & Environmental for any loss, claim or liability arising from inaccuracies or omissions in information provided to PS&E by third parties. No indications were found during our investigations that information contained in this report, as provided to PS&E, is false.

4. Inaccessible Areas

During demolition or renovation, where ACM have not been identified and suspect building materials are found in a previously inaccessible area, the work must cease immediately and the suspect material must be treated as containing asbestos. Sampling of the suspect ACM must be undertaken and the results made available to workers before work continues or proceeds.

If suspect materials are found, the following steps should be taken:

1. Stop work immediately.
2. Isolate the affected area using lock out systems that may include barricades, installation of warning signs, barrier tape. Inform and instruct all persons who may need to enter area of the restrictions.
3. Contact Premier Safety HS&E Consultants for further advice.
4. Follow recommendations that are provided, whether verbally or in writing.
5. If applicable, obtain a Clearance Certificate prior to the re-entry of the workplace and before recommencing work.

5. Asbestos Containing Material Identified during the Audit

- Asbestos Cement Sheet products
- Asbestos electrical backing boards
- Asbestos vinyl tiles
- Asbestos cement flues

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6. Recommendations

- (a) Area to be immediately isolated. All contractors or other persons are to be removed from site immediately. All ACM to be removed as soon as is reasonably practicable. All contractors or other persons are not to return until all asbestos has been removed by a licenced asbestos removalist and a visual asbestos clearance certificate has been provided and states that the area is safe to re-occupy.
- (b) A class A or B removalist can be used to clean up or remove non friable asbestos.
- (c) A class A removalist can only be used to clean up or remove friable asbestos

7. Risk Assessment

The audit identified the likely presence of ACM by a visual inspection of buildings. The risk assessment has taken into account the friability, location and condition of any suspect or identified ACM and whether the nature of any work in the areas containing suspect or identified ACM is likely to be damaged, disturbed or the likelihood of fibres entering the workplace.

Any asbestos hazard identified in the audit has been allocated a Risk Score.

The Risk Score has been considered in the Asbestos Register and should be used as a guide prior to any renovations of the building and during any demolition of the buildings.

The Risk Score provides a guide to priority setting and planning of the controls needed in regard to the condition of the ACM found during the inspection.

8. Priority Risk Score

Priority 1 High Risk Level

Friable material (i.e. pipe lagging in poor condition) of this type of ACM would present an Elevated Risk to employees and others and immediate action would be needed to isolate employees and others from areas containing this material.

Priority 2 Medium Risk Level

Badly deteriorated unstable ACM left in situ could present an immediate health risk with a likelihood contamination could be spread to other areas. Immediate action should be taken to stabilise these materials and recommended these materials be removed immediately.

Priority 3 Low Risk Level

Non-friable ACM with some minor areas of damage or unsealed ACM which may be subjected to further damage due to environmental factors (i.e. wall sheets in high traffic areas. Action is required to stabilize or repair damaged areas with consideration of removal and replacement with non-asbestos material.

Priority 4 Negligible Risk Level

Unlikely to be a risk unless damaged, drilled, cut, sawn or sanded. These ACM must be maintained in good order. This type of material is usually sealed by painting and re-assessing at regular intervals.

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9. Asbestos Material – General Guidelines

The following guidelines should be observed at all times with regard to ACM.

- All non friable ACM must be removed with minimum breakage
- ACM must never be cut, drilled, sawn or sanded
- ONLY personnel licensed by WorkSafe Victoria are permitted to remove ACM. It can be removed by the holder of a Class A or Class B licence. The regulations allow unlicensed persons to remove small amounts of ACM and this is explained in this report
- Workers including contractors must be made aware of the Asbestos Register and the location of ACM in the workplace
- Any worker or contractor likely to come in contact or disturb ACM in the course of their duties must be made aware of the presence and location of the ACM.
- If practicable, all ACM should be labelled with appropriate labels as recommended in the Compliance Code “Managing asbestos in workplaces”, WorkSafe Victoria September 2008.
- Wherever practicable, consideration should be given to replacing ACM with non-asbestos alternatives
- If any renovations or demolition are to take place the intended works must be reassessed for risk to personnel arising from that work. The results of the risk assessment must be made available to the personnel carrying out the work.

Minor Works –Non friable only

There are provisions under the Regulations (Section 4.3.45) for non-approved personnel to do minor works in relation to the removal of non-friable ACM. Minor work is limited to the removal of a small section of sheet (up to 10 square metres) and the total time of removal is not to exceed one hour in any period of 7 days.

It can also include the sealing of damaged ACM, sealing the edges of exposed ACM, replacing damaged cover strip on wall sheets. For personnel who are not approved to remove asbestos work on a minor job, the following conditions must apply.

- Work must be of a minor nature.
- Protective respiratory equipment must be worn. Class P.2 half face respirator with a replaceable filter or disposable P2 mask must be worn.
- Disposable protective overalls with hood must be worn.
- Personnel must be trained in asbestos handling and the use of Personal Protective Equipment (P.P.E.) These include:
 1. Asbestos Awareness Course
 2. The Correct Use and Maintenance of P.P.E.
- The work carried out must be only on non-friable material sheet, vinyl tiles, etc. No work is to be carried out on friable materials.
- All ACM must be disposed of as asbestos waste in appropriately labelled and sealed bags, including overalls and protective masks.
- The work must be sent to an approved asbestos waste site.

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10. Discussion

Most building materials identified during the audit were in good condition and most present negligible risk to health due to their location. Provided that the in situ material is not mechanically damaged, disturbed or worked on with power tools or deteriorates to a point whereby fibres or dusts can be released the ACM should remain low risk. Materials in situ must be protected so that they cannot be impacted by people, machinery, mobile plant or vehicles.

The owner and/or occupier of the buildings shall notify Contractors of the location of any suspect or identified asbestos containing materials prior to any refurbishment or demolition works. Any work associated with asbestos containing materials shall be carried out as required under Occupational Health and Safety Regulations 2007 Part 4.3 – Asbestos and be transported and disposed in line with EPA requirements.



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This Audit was carried out on the property on behalf of the client, and was carried out in a professional and competent manner, however the results of the audit are limited to the accessibility of the site in seeking to visually inspect for hazardous building materials including asbestos. This audit did not involve excessive destructive testing or investigative techniques to determine the presence of ACM in areas like wall cavities, behind tiles, around foundations or in ceilings which could not be readily accessed or that could sustain damage.



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ASBESTOS MATERIALS REGISTER

Location: Princes Highway Victoria	Date: February 2017
Description of Premises: Motel complex	Name of person completing audit Greg Beadle

LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
MOTEL UNITS/RECEPTION/RESIDENCE								
External construction	Brick walls Iron and tile roofing Concrete slab		Non-hazardous materials					
Internal construction - general	Plaster Masonite Carpet Ceramic floor tiles Hardwood frame and roofing		Non-hazardous materials					
MOTEL UNITS 1-8								
Veranda eaves south side	Asbestos cement sheet	60 m2	Non-friable. Good condition. Painted		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
External- Infill above food servery door all units	Asbestos cement sheet	4 m2				REMOVED FEB 2017 SSM ASBESTOS		
Internal – infill above entry door behind air conditioner all units	Asbestos cement sheet	4 m2				REMOVED FEB 2017 SSM ASBESTOS		
Bathroom wall infill above window	Asbestos cement sheet	8 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	<i>In situ</i> Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
MOTEL UNITS 1-8 continued								
Veranda eaves north side all units and storeroom	Asbestos cement sheet	58 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. Seal holes	4	Feb 2022
External- Infill above doorways north side all units	Asbestos cement sheet	27 m2				REMOVED FEB 2017 SSM ASBESTOS		
MOTEL UNITS 9-14								
Veranda eaves south side	Asbestos cement sheet	45 m2	Non-friable. Good condition. Painted See photo		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
External- Infill above food servery door all units	Asbestos cement sheet	4 m2				REMOVED FEB 2017 SSM ASBESTOS		
Internal – infill above entry door behind air conditioner all units	Asbestos cement sheet	4 m2				REMOVED FEB 2017 SSM ASBESTOS		
Bathroom wall infill above window	Asbestos cement sheet	6 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
MOTEL UNITS 9-14 continued								
Veranda eaves north side all units	Asbestos cement sheet	34 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
External- Infill above doorways north side all units	Asbestos cement sheet	18 m2				REMOVED FEB 2017 SSM ASBESTOS		
STAFF TOILETS (2)								
Walls	Asbestos cement sheet	22 m2	Non-friable. Good condition. Painted See photo		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
Ceilings	Asbestos cement sheet	4 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
LAUNDRY								
Walls	Asbestos cement sheet	14 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
Ceiling	Asbestos cement sheet	5 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
HWS Flues (2)	Asbestos cement sheet	8 lineal metres	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
LINEN STORE ROOM								
Walls	Asbestos cement sheet	14 m2	Non-friable. Good condition. Unpainted		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PAINT TO SEAL	3	Feb 2022
Ceiling	Asbestos cement sheet	5 m2	Non-friable. Good condition. Unpainted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PAINT TO SEAL	3	Feb 2022
KITCHEN								
Floor and coving	Green asbestos vinyl tiles	54 m2				REMOVED FEB 2017 SSM ASBESTOS		
Ceiling	Asbestos cement sheet	63 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
Walls	Asbestos cement sheet	71 m2	Non-friable. Good condition. Painted Some penetrations in walls have been sealed with yellow paint		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	<i>In situ</i> Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
KITCHEN STORE ROOM								
Floor and coving	Green asbestos vinyl tiles	11 m2				REMOVED FEB 2017 SSM ASBESTOS		
Ceiling	Asbestos cement sheet	5 m2	Non-friable. Good condition. Painted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
Walls	Asbestos cement sheet	13 m2	Non-friable. Good condition. Painted Some penetrations and exposed edges have been sealed with yellow paint See photo		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
STORAGE ROOMS X 2 (EASTERN WALL)								
Electrical switch boards	Zelemite asbestos backing boards	2m2	Non-friable. Good condition.		High	No drilling into backing board as asbestos fibres will be released. PLACE WARNING LABELS & ENSURE ALWAYS LOCKED	3	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
STORAGE ROOMS 2 (EASTERN WALL) continued								
Backing board surround	Asbestos cement sheet	1.5m2	Non-friable. Unpainted See photo		High	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Front and back of door linings	Asbestos cement sheet	6 m2				REMOVED FEB 2017 SSM ASBESTOS DOORS REMOVED		
Storage room- back of door lining	Asbestos cement sheet	3 m2	Non-friable. Good condition. Unpainted		High	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PLACE WARNING LABELS	3	Feb 2022
RECEPTION								
External- south side window infill (red)	Asbestos cement sheet	1.5 m2	Non-friable. Good condition. Painted		High	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
Internal- Walls under stairs store/switch room	Suspect Asbestos cement sheet	18 m2	Non-friable. Good condition. Unpainted	Yes Sample A15800	High	CHYSOTILE ASBESTOS DETECTED Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
RECEPTION Under stairs continued								
Electrical backing board	Zelemite asbestos backing board	1 m2	Non-friable. Good condition.		High	No drilling into backing board as asbestos fibres will be released. PLACE WARNING LABELS	3	Feb 2022
DINING ROOM TOILETS MENS								
Toilet entry ceiling between Male & Female	Asbestos cement sheet	1.5 m2	Non-friable. Painted Good condition.		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Male entry ceiling upper level	Asbestos cement sheet	10 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Upper level walls	Asbestos cement sheet	4 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Mirror wall	Asbestos cement sheet	12 m2	Non-friable. Painted Good condition.		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Opposite wall entry into urinal	Asbestos cement sheet	6 m2	Non-friable. Painted Good condition.		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
DINING ROOM TOILETS MENS continued								
Urinal and toilet walls	Asbestos cement sheet	34 m2	Non-friable. Painted Good condition.		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Urinal and toilet ceiling	Asbestos cement sheet	6 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Floor covering	Suspect Beige asbestos vinyl tiles 230mmx230mm	6 m2	Non-friable. Good condition	YES Sample A15801	High	CHYRSOTILE ASBESTOS DETECTED Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
DINING ROOM TOILETS LADIES								
Entry ceiling upper level	Asbestos cement sheet	5.5 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Upper walls	Asbestos cement sheet	5 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Entry walls	Asbestos cement sheet	16 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PLACE WARNING LABELS	3	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
DINING ROOM TOILETS LADIES continued								
Toilet walls	Asbestos cement sheet	40 m2	Non-friable. Painted Good condition.		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Toilet ceiling	Asbestos cement sheet	7 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022
Floor covering	Beige asbestos vinyl tiles 230mmx230mm	10 m2	Non-friable. Good condition	YES Sample A15801	High	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
STAIRWAY TO UPSTAIRS RESIDENCE								
Lower left side walls only and ceiling	Asbestos cement sheet	20 m2	Non-friable. Painted Good condition.		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022
BATHROOM								
Walls surrounding shower tiled area and bath hob	Asbestos cement sheet	14 m2				REMOVED FEB 2017 SSM ASBESTOS		

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	<i>In situ</i> Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
STORE ROOM WEST END								
Internal walls	Asbestos cement sheet	14 m2	Non-friable. Good condition. Unpainted See photo		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PAINT TO SEAL PLACE WARNING LABELS	3	Feb 2022
Ceiling	Asbestos cement sheet	4 m2	Non-friable. Good condition. Unpainted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PAINT TO SEAL	3	Feb 2022
HWS STORAGE ROOM WEST END								
Internal walls	Asbestos cement sheet	12 m2	Non-friable. Good condition. Unpainted		Medium	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PAINT TO SEAL PLACE WARNING LABELS	3	Feb 2022
Ceiling	Asbestos cement sheet	4 m2	Non-friable. Good condition. Unpainted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition. PAINT TO SEAL	3	Feb 2022
HWS Flues (2)	Asbestos cement sheet	8 lineal metres	Non-friable. Average condition. Unpainted		Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	3	Feb 2022

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LOCATION	Building Material/or Asbestos	Approx quantity	Condition of material	Sample #	<i>In situ</i> Disturbance potential	Result/ Recommendation	RISK SCORE	Date of next audit
MAIN BUILDING								
Wall sheeting on upper level both east and west ends	Suspect Asbestos cement sheet	15 m2	Non-friable. Painted Good condition.	No due to height safety	Low	Re-assess condition every 5 years. Must be removed prior to any renovation or demolition.	4	Feb 2022

Risk Score

1.High Risk Level

2. Medium Risk Level

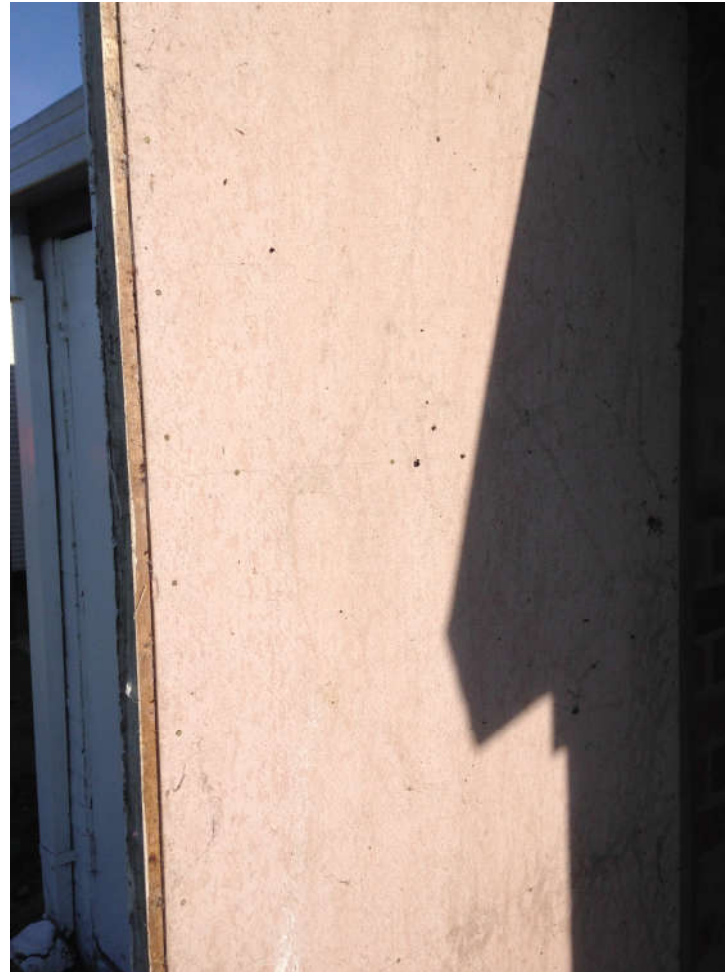
3. Low Risk Level

4.Negligible Risk Level





Staff toilet asbestos wall lining



Storage room eastern end door lining asbestos cement sheet

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Zelemite asbestos electrical backing boards
NOTE: Fuses may contain asbestos



Asbestos cement sheet lining electrical backing boards

AND ENVIRONMENTAL



Asbestos vinyl tiles kitchen
REMOVED 2017



Asbestos vinyl tiles kitchen store penetrations sealed with paint
REMOVED 2017



Store room western end unpainted asbestos sheeting



Motel unit #14 with air conditioner removed exposing asbestos sheet



Wall infills above Motel unit server openings – asbestos cement sheet
TO BE REMOVED



Wall infills above north windows all units – asbestos cement sheet
TO BE REMOVED