



SOS CONSULTING

ASBESTOS MANAGEMENT SURVEY REPORT FOR WELLINGTON SCOTTISH ATHLETICS CLUB SALISBURY TERRACE, MOUNT COOK, WELLINGTON



Reference Details: STMCW-0

Document Issue Date: 16/05/2023

Surveyor/Assessor(s): Supry Sos BSc(Hons)

Survey/Inspection Date(s): 5/05/2023

Document Prepared By: Supry Sos BSc (Hons)

Document Reviewed by: Elysha Sos

Document Version Number: V.1 - Initial Release

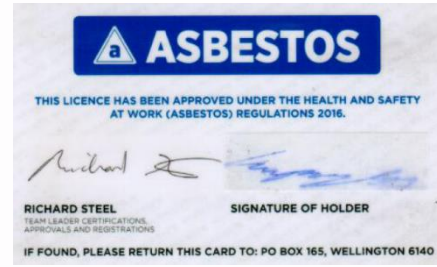
**This report is limited to the date and time the survey was completed.
Please contact Sos Consulting for further information about this asbestos survey report
This report must be reproduced only in full.**

SURVEYOR/INSPECTOR DETAILS



Supry Sos BSc (Hons)
Authorised Signatory

AA19020177
Assessor License Number




Signature

DISCLAIMER

This report is limited to the date and time the survey/Assessment was completed.

The surveyor(s) have employed all reasonable steps to verify this report is an accurate representation of the inspections undertaken supplemented with desktop studies and details supplied by the client.

This report must always be presented complete. The surveyor(s) are not accountable should this document be partially presented and misinterpreted when selective sections or appendices removed. The surveyor(s) accepts no liability when the report is manipulated for anything other than its intended purpose.

This report is restricted to the area(s) that were within the defined scope of works engaged as directed by the client.

Management survey inspections where items have not been “presumed asbestos”, or sampling has been necessary, minor damages to materials during the sampling process will be kept discrete where possible. Demolition or Refurbishment survey inspection may be very intrusive and can require destructive inspection as necessary to gain access to all areas, including those that may be difficult to reach. The surveyor will act as reasonably practicable while undertaking the inspection works; however, they will not be liable for damages or to “make right to the structure(s) during the survey. The surveyor is not liable for any temporary covers to intrusions made unless agreed to with the client before the commissioning of this survey.

Indemnity: Insurances in New Zealand will not cover most Asbestos work, for this reason the work engaged is on the agreement that our liability for asbestos work is limited to the value of the invoice. All work engaged is subject to our general terms and conditions of trade.

Confidentiality: To maintain the integrity and credibility of the report and to protect the parties involved, the surveyor(s) will not divulge to unauthorised persons any information obtained during this evaluation unless legally obligated to do so or authorised by the Client or Workplace PCBU.

**Please contact Sos Consulting for further information regarding this report.
This document must be reproduced only in full**

CONTENTS

SURVEYOR/INSPECTOR DETAILS.....	2
DISCLAIMER.....	2
1.0 CLIENT AND SITE INFORMATION	4
1.1 SCOPE OF SURVEY	5
2.0 EXECUTIVE SUMMARY	5
2.1 SUMMARY OF ASBESTOS SURVEY RESULTS.....	6
2.2 INACCESSIBLE AREAS	7
2.3 RESTRICTIONS AND LIMITATIONS	7
3.0 MATERIAL MAPS.....	8
4.0 CONCLUSIONS AND RECOMMENDATIONS.....	11
4.1 TRAINING AND COMMUNICATION	11
4.2 MANAGEMENT RESPONSIBILITY	11
5.0 SURVEY RESULTS	12
6.0 MATERIAL REGISTER	21
7.0 ASBESTOS ANALYSIS CERTIFICATE	22
8.0 APPENDICES	23
8.1 METHODOLOGY	23
8.2 MATERIAL ASSESSMENT SCORE (MAS)	24
8.3 RISK RECOMMENDATIONS	25
8.4 GLOSSARY OF TERMS & ABBREVIATIONS	25

1.0 CLIENT AND SITE INFORMATION

CLIENT DETAILS

Client:	Wellington Scottish Athletics Club
Client Address:	Salisbury Terrace, Mount Cook, Wellington
Client Email:	stkeller30@gmail.com
Client Contact:	Simon Keller - 021891234
Survey Site Address:	Salisbury Terrace, Mount Cook, Wellington
Main Site Contact(s):	Simon Keller - 021891234

BUILDING SPECIFICATIONS

Building Use:	Residential property in a suburban area
Decade Built:	1970's, Refurbishment work 2009-10
Extent of Survey:	Whole Property
Number of Floors:	Two Storey
General Description:	External Walls: Concrete, Cement Sheet cladding Roof: Iron

SITE LOCATION AND EXTENT OF SURVEY



1.1 SCOPE OF SURVEY

An asbestos survey was undertaken to the building structure(s)/area(s) as directed by the client to their property at the listed address. Management surveys are a requirement to all PCBU's, while Refurbishment/Demolition survey are mandatory prior to any works can commence on site. The intention of this survey is to locate and identify, as far as reasonably practicable, all asbestos containing materials (ACMs) within the structures defined by the client in area(s) where work is intended.

This report is designed to be kept as a record of assessment of the extent and characteristics of ACMs and is based on all information collected at the time of propagating this report. All conclusions and recommendations are relative to this specific inspection and may be supplemented with facts presented to the surveyor at the time.

2.0 EXECUTIVE SUMMARY

SOS Consulting were engaged by Wellington Scottish Athletics Club (WSAC)/Simon Keller to investigate and present an asbestos management survey report for their property. The sampling work was carried out at Salisbury Terrace, Mount Cook, Wellington on Monday, 1 May 2023. Over the course of the sampling work ten samples of material were collected for analysis. The Five samples has returned a positive result for the detection of asbestos material. No futher items/materials were presumed to contain asbestos. The locations of all samples and cross samples are shown on section 3 Site material location map.

It is mandatory that all ACMs that may be disturbed by the refurbishments/demolition be removed, if it is reasonably practicable to, prior to this work in accordance with the Management & Removal of Asbestos Approved Code of Practice (Worksafe, 2016). Further recommendations and comments are provided individually for specific items and materials as necessary in the body of the report - refer Section 5 Survey Results.

2.1 SUMMARY OF ASBESTOS SURVEY RESULTS

The following table details the locations and results of potential asbestos containing materials that were identified or presumed to contain asbestos, together with a brief recommendation. The ACMs identified during the survey have been assessed using a material assessment scoring (MAS) and this has been used to categorise each one according to its potential to release fibres. This ranges from high, medium, low through to very low risks and these have been itemised in the below table:

- Materials that were sampled and found to contain asbestos are listed below as Sampled (S).
- Materials that appear the same as sampled asbestos materials are listed as Cross Referenced (X)
- Materials that couldn't be accessed or were deemed unsafe to take a sample, or exhibit characteristics of known asbestos products are listed as Presumed (P)
- Materials that have been tested before with a certificate or report are listed as Previously Sampled (PS)

FRIABLE ASBESTOS MATERIALS SAMPLED:

Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Main Building	S009	First	Stairwell Cupboard	Rope Insulation	Insulation Product	ASBESTOS DETECTED MAS: 10≤ (High)	Remove

NON - FRIABLE (BONDED) ASBESTOS MATERIALS SAMPLED:

Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Main Building	S001	Ground	All	Cladding	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
Main Building	S002	Ground	Northeast	Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 4≥ (Very Low)	Manage & Label
Main Building	S003	Ground	Southeast	Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 4≥ (Very Low)	Manage & Label
Main Building	S010	First	Stairwell Cupboard	Pipe	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Remove or Manage & Label

NON - FRIABLE CROSS REFERENCED

Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Main Building	X001	First	All	Cladding	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
Main Building	X002	Ground	Storage Entranceway	External Wall	Cement Product	ASBESTOS DETECTED MAS: 4≥ (Very Low)	Manage & Label
Main Building	X001 & X002	Ground	Main Entranceway	External Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
Main Building	X010	First	Northeast	Pipe	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label

2.2 INACCESSIBLE AREAS

The following table details the areas that were unable to be sampled due to restricted access or being non-accessible. These areas should be presumed to contain asbestos until proven otherwise.

Building/structure	Level	Location	Area Description	Reason for No Access
All areas within the scope were accessed.				

2.3 RESTRICTIONS AND LIMITATIONS

It should be noted that whilst the Surveyor(s) exercised all reasonable skill and diligence to examine all materials, they cannot guarantee that all asbestos containing materials have been located and identified. For example, ACM could be present in the building that may only be discoverable during maintenance, demolition, or construction processes. Reasonable does not extend to searching for concealed ACM that is access would cause potential destabilisation to the structure of the building.

A management survey only aims to identify and confirm asbestos materials visibly apparent on external surfaces. Structure(s) intended to be renovated or removed require a thorough intrusive refurbishment or demolition survey prior to work commencement to uncover potential obscured/concealed asbestos products within.

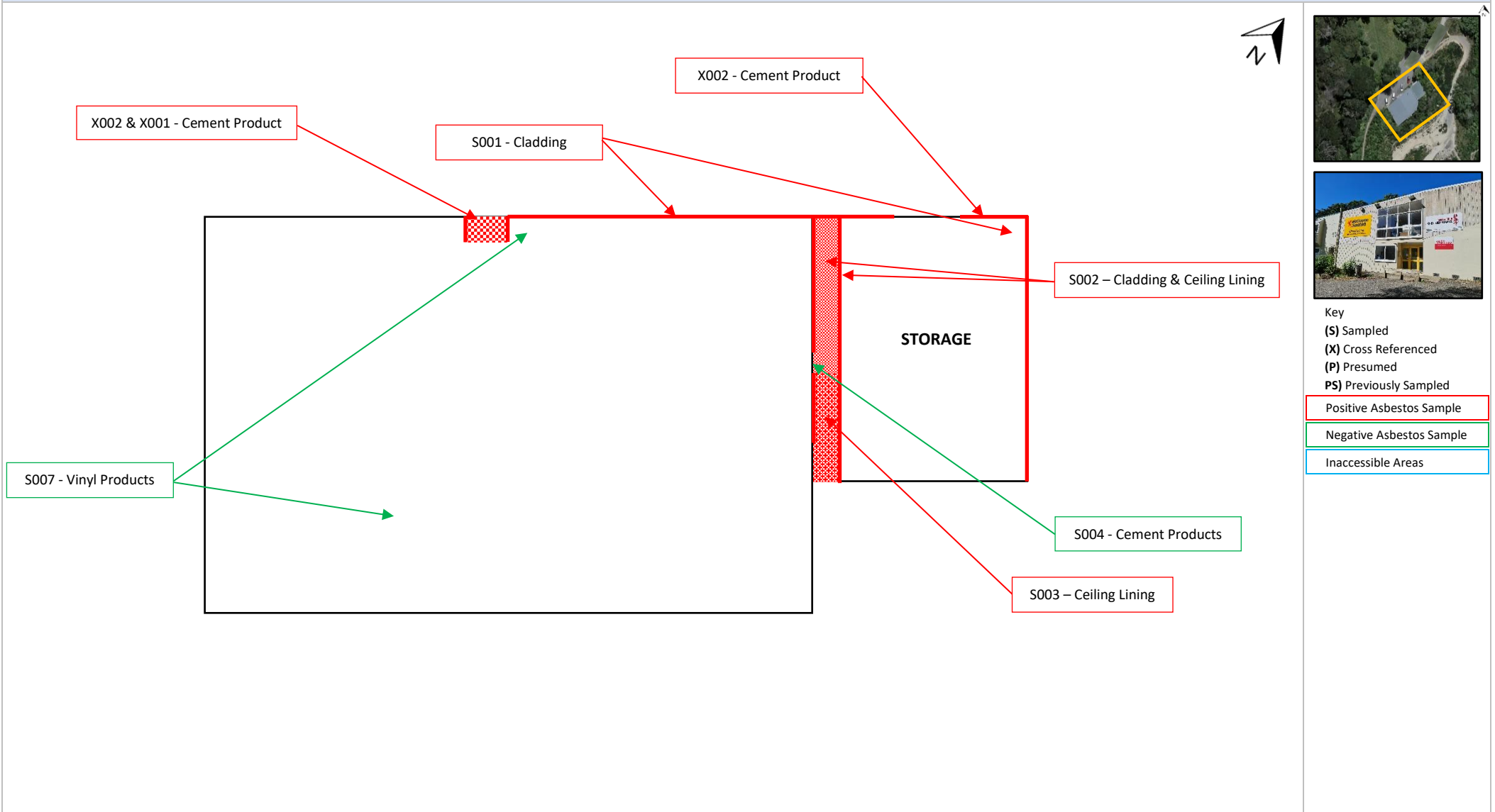
It is advisable to consider materials with similar characteristics to those positively identified as also containing asbestos until proven otherwise. It is not advised that materials similar in appearance to those tested and found not to contain asbestos be treated as also not containing asbestos until proven otherwise. Presumed ACM must be treated as containing amphibole asbestos (tremolite, amosite, crocidolite, actinolite, and anthophyllite).

Every effort is made to provide a concise measure of ACM extents but may not be possible and a guesstimate is provided with an attempt to be as precise as possible. It is recommended that a site scope by contractor(s) be completed to get a quote reflective of remediation or removal works required.

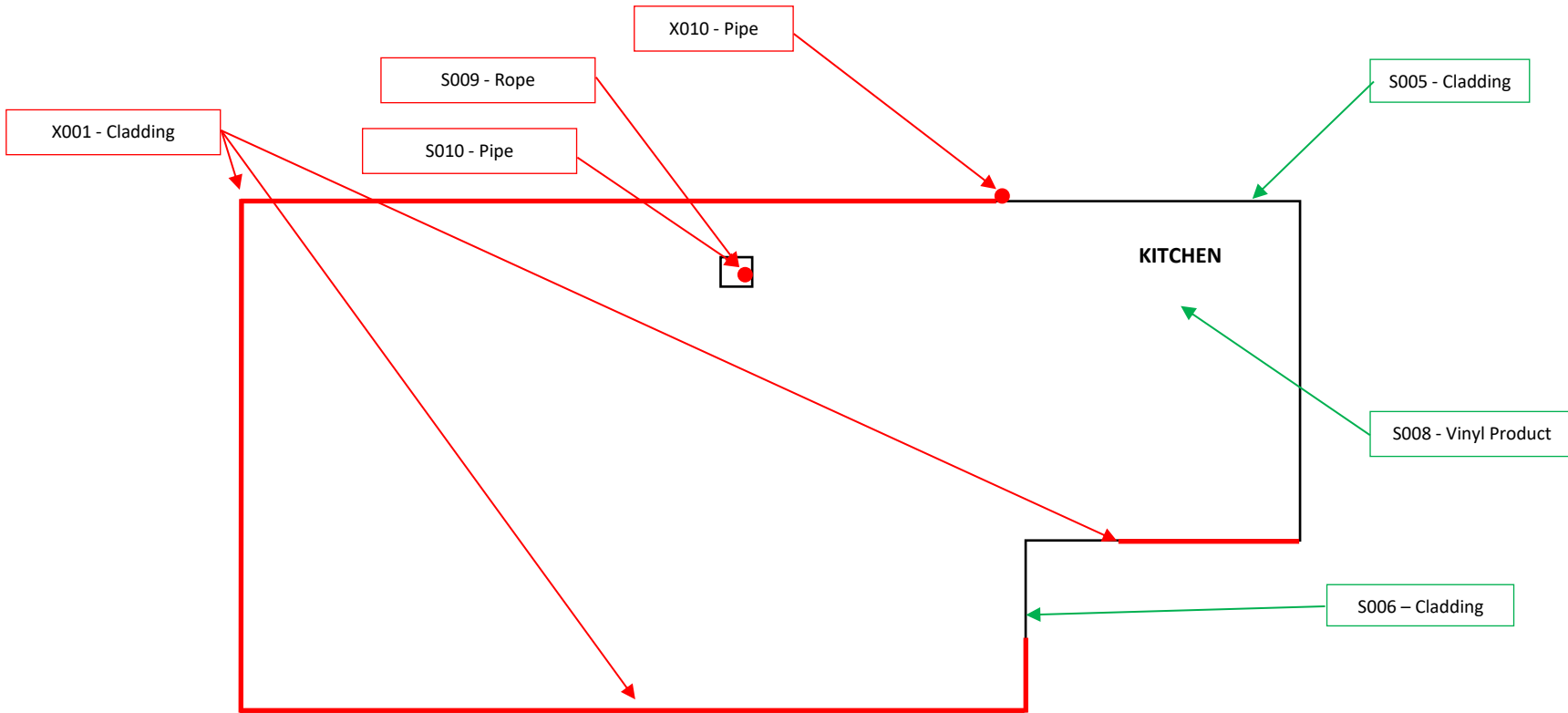
Bulk samples are collected under suppression techniques to minimise the risk of airborne fibre release. Areas where bulk samples have been acquired are then sealed where appropriate to prevent accidental exposure from asbestos fibre release.

3.0 MATERIAL MAPS

MAIN BUILDING - GROUND LEVEL



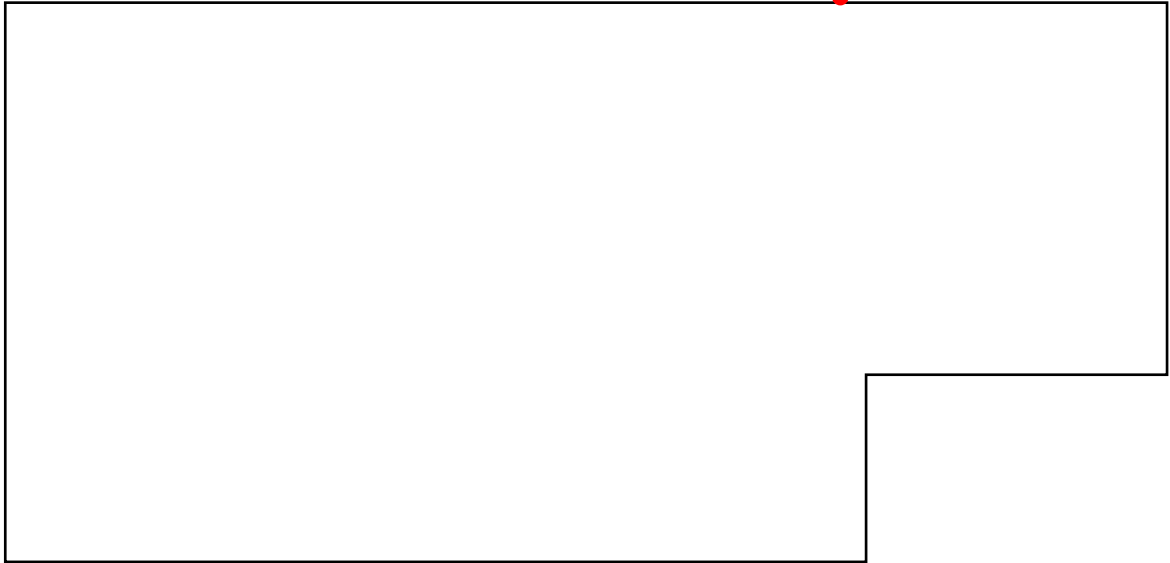
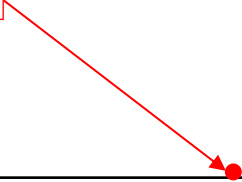
MAIN BUILDING - FIRST LEVEL



- Key
- (S) Sampled
 - (X) Cross Referenced
 - (P) Presumed
 - PS) Previously Sampled
 - Positive Asbestos Sample
 - Negative Asbestos Sample
 - Inaccessible Areas

MAIN BUILDING - ROOF

X010 - Pipe



- Key
- (S) Sampled
 - (X) Cross Referenced
 - (P) Presumed
 - PS) Previously Sampled
 - Positive Asbestos Sample
 - Negative Asbestos Sample
 - Inaccessible Areas

4.0 CONCLUSIONS AND RECOMMENDATIONS

All work is to be carried out in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). The recommendations provided in this section address the main elements of the Action Plans that need to be developed and implemented by the client or the contractual PCBU/Duty Holder to deal with the asbestos management issues that affect the structures at the address or site referenced in this report.

Prior to any refurbishment or demolition work scheduled, and where only a management survey report is available, further intrusive inspections and reporting should be undertaken to investigate for the presence of concealed ACMs that may be disturbed prior to this work being conducted.

All samples returning negative results for the detection of asbestos will require no further action at this time.

All samples returning positive results for the detection of asbestos and poses a high risk of fibre release and exposure, or likely to be disturbed and will need to be removed is required to be remediated by an appropriately licensed asbestos removal company.

-Asbestos to be managed in-situ:

All Asbestos products should be, where reasonably practicable, to encapsulate materials or control access to ACM to safeguard the potential for asbestos fibre release from these products. Ideally all products will have a label identifying it as an asbestos containing material to workers.

-Disturbance of asbestos products and materials during planned Refurbishment/Demolition Work:

All asbestos containing materials must be removed before any demolition, maintenance or construction processes take place on the stated locations.

- Asbestos containing materials, where reasonably practicable, **must** be removed prior to demolition.

4.1 TRAINING AND COMMUNICATION

The Asbestos Regulations section 17 details obligations of PCBUs. In short, a PCBU must ensure that workers who are engaged by the PCBU and who the PCBU reasonably believes may be involved in asbestos removal work must be trained in the identification and safe handling of, and suitable control measures for, asbestos and ACM. It is recommended that all employees who are directly or indirectly liable to be exposed to asbestos should receive adequate information, instruction and asbestos awareness training and should have access to the Asbestos Register, or information contained within it.

4.2 MANAGEMENT RESPONSIBILITY

Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos
- Outlining decisions and reasons for the decisions, about the management of the risk arising from asbestos at the workplace
- Detailing incidents or emergencies involving asbestos or ACMs in the workplace;
- Controlling the Asbestos Register and keeping the management plan up to date;
- Liaising with specialist Asbestos Consultants and Contractors;
- Monitoring the action plan.

5.0 SURVEY RESULTS



Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S001	Ground	All	Cladding	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
				Survey Technique:	Sampled			
				Sample Type:	Bulk			
				Accessibility:	Easy			
Material Assessment Score (MAS)								
				Product Type:	Composite - Cement Product		1	
				Asbestos Type:	Chrysotile/Amosite		2	
				Material Condition:	Good		1	
				Surface Treatment:	Good		1	
				Material Extent:	~50m ²			
				Removal Class:	B Class Licensed Removal Work			
				Comments:	None.			

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	X001	First	All	Cladding	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
				Survey Technique:	Cross Referenced			
				Sample Type:	Visual Assessment			
				Accessibility:	Easy			
Material Assessment Score (MAS)								
				Product Type:	Composite - Cement Product		1	
				Asbestos Type:	Chrysotile/Amosite		2	
				Material Condition:	Good		1	
				Surface Treatment:	Good		1	
				Material Extent:	~180m ²			
				Removal Class:	B Class Licensed Removal Work			
				Comments:	Excludes the cladding to the East wing of the building extension.			

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S002	Ground	Northeast	Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 4≥ (Very Low)	Manage & Label
					Survey Technique:	Sampled		
					Sample Type:	Bulk		
					Accessibility:	Easy		
					Material Assessment Score (MAS)			
					Product Type:	Composite - Cement Product	1	
					Asbestos Type:	Chrysotile	1	
					Material Condition:	Good	1	
					Surface Treatment:	Good	1	
					Material Extent:	~25m ²		
					Removal Class:	B Class Licensed Removal Work		
					Comments:	None.		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	X002	Ground	Storage Entranceway	External Wall	Cement Product	ASBESTOS DETECTED MAS: 4≥ (Very Low)	Manage & Label
					Survey Technique:	Cross Referenced		
					Sample Type:	Visual Assessment		
					Accessibility:	Easy		
					Material Assessment Score (MAS)			
					Product Type:	Composite - Cement Product	1	
					Asbestos Type:	Chrysotile/Amosite	2	
					Material Condition:	Good	1	
					Surface Treatment:	Good	1	
					Material Extent:	~1m ²		
					Removal Class:	B Class Licensed Removal Work		
					Comments:	Cement board materials in this area are all asbestos items.		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	X001 & X002	Ground	Main Entranceway	External Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
 					Survey Technique:	<i>Cross Referenced</i>		
					Sample Type:	<i>Visual Assessment</i>		
					Accessibility:	<i>Easy</i>		
					Material Assessment Score (MAS)			
					Product Type:	<i>Composite - Cement Product</i>	1	
					Asbestos Type:	<i>Chrysotile/Amosite</i>	2	
					Material Condition:	<i>Good</i>	1	
					Surface Treatment:	<i>Good</i>	1	
					Material Extent:	<i>~5m²</i>		
					Removal Class:	<i>B Class Licensed Removal Work</i>		
					Comments:	<i>Cement board materials in this area are all asbestos items.</i>		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S003	Ground	Southeast	Ceiling	Cement Product	ASBESTOS DETECTED MAS: 4\geq (Very Low)	Manage & Label
 					Survey Technique:	<i>Sampled</i>		
					Sample Type:	<i>Bulk</i>		
					Accessibility:	<i>Easy</i>		
					Material Assessment Score (MAS)			
					Product Type:	<i>Composite - Cement Product</i>	1	
					Asbestos Type:	<i>Chrysotile</i>	1	
					Material Condition:	<i>Good</i>	1	
					Surface Treatment:	<i>Good</i>	1	
					Material Extent:	<i>~12m²</i>		
					Removal Class:	<i>B Class Licensed Removal Work</i>		
					Comments:	<i>None.</i>		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S004	Ground	Northeast	Cladding	Cement Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required



Survey Technique:	Sampled
Sample Type:	Bulk
Accessibility:	Easy
Material Assessment Score (MAS)	
Product Type:	Composite - Cement Product
Asbestos Type:	No Asbestos Detected
Material Condition:	Not applicable
Surface Treatment:	Not applicable
Material Extent:	Not Applicable
Removal Class:	Not applicable
Comments:	Old doorway Cladded over.


Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S005	First	Northeast	Cladding	Cement Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required




Survey Technique:	Sampled
Sample Type:	Bulk
Accessibility:	Easy
Material Assessment Score (MAS)	
Product Type:	Composite - Cement Product
Asbestos Type:	No Asbestos Detected
Material Condition:	Not applicable
Surface Treatment:	Not applicable
Material Extent:	Not Applicable
Removal Class:	Not applicable
Comments:	Asbestos cladding could be concealed beneath this external cladding.

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S006	First	Southeast	Cladding	Cement Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
				Survey Technique: <i>Sampled</i> Sample Type: <i>Bulk</i> Accessibility: <i>Easy</i>		Material Assessment Score (MAS) Product Type: <i>Composite - Cement Product</i> Asbestos Type: <i>No Asbestos Detected</i> Material Condition: <i>Not applicable</i> Surface Treatment: <i>Not applicable</i> Material Extent: <i>Not Applicable</i> Removal Class: <i>Not applicable</i> Comments: <i>None.</i>		



Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S007	Ground	All	Flooring & Lining	Vinyl Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
				Survey Technique: <i>Sampled</i> Sample Type: <i>Bulk</i> Accessibility: <i>Easy</i>		Material Assessment Score (MAS) Product Type: <i>Composite - Vinyl product</i> Asbestos Type: <i>No Asbestos Detected</i> Material Condition: <i>Not applicable</i> Surface Treatment: <i>Not applicable</i> Material Extent: <i>Not Applicable</i> Removal Class: <i>Not applicable</i> Comments: <i>None.</i>		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S008	First	Kitchen	Flooring & Lining	Vinyl Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
					Survey Technique:	Sampled		
					Sample Type:	Bulk		
					Accessibility:	Easy		
					Material Assessment Score (MAS)			
					Product Type:	Composite - Vinyl product		
					Asbestos Type:	No Asbestos Detected		
					Material Condition:	Not applicable		
					Surface Treatment:	Not applicable		
					Material Extent:	Not Applicable		
					Removal Class:	Not applicable		
Comments:	None.							


Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action	
Lead Surveyor: Supry Sos	Main Building	S009	First	Staiwell Cupboard	Rope Insulation	Insulation Product	ASBESTOS DETECTED MAS: 10≤ (High)	Remove	
					Survey Technique:	Sampled			
					Sample Type:	Bulk			
					Accessibility:	Easy			
					Material Assessment Score (MAS)				
					Product Type:	Friable - Asbestos Rope			3
					Asbestos Type:	Chrysotile			1
					Material Condition:	Poor			3
					Surface Treatment:	Poor/Unsealed			3
					Material Extent:	<.25m ²			
					Removal Class:	A Class Licensed Removal Work			
Comments:	All surfaces need to be cleaned and sealed in this cupboard.								

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	S010	First	Staiwell Cupboard	Pipe	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Remove or Manage & Label
					Survey Technique:	Sampled		
					Sample Type:	Bulk		
					Accessibility:	Easy		
					Material Assessment Score (MAS)			
					Product Type:	Composite - Cement Product	1	
					Asbestos Type:	Chrysotile/Amosite	2	
					Material Condition:	Good	1	
					Surface Treatment:	Good	1	
					Material Extent:	~1.25m ²		
					Removal Class:	A or B Class Licensed work with Appropriate Methodology & Controls		
					Comments:	Pipe requires encapsulation if it remains in-situ.		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	X010	First	Northeast	Pipe	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
					Survey Technique:	Cross Referenced		
					Sample Type:	Visual Assessment		
					Accessibility:	Easy		
					Material Assessment Score (MAS)			
					Product Type:	Composite - Cement Product	1	
					Asbestos Type:	Chrysotile/Amosite	2	
					Material Condition:	Good	1	
					Surface Treatment:	Good	1	
					Material Extent:	~2m ²		
					Removal Class:	B Class Licensed Removal Work		
					Comments:	Pipe extends to the roof level		

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	Not Applicable	Ground	Storage	Internal Walls	No Suspect Materials	Not Applicable	No Action Required
					Survey Technique: Visual Inspection - No Suspicious Materials Identified Sample Type: Visual Assessment Accessibility: Easy Material Assessment Score (MAS) Product Type: Not Applicable Asbestos Type: Not applicable Material Condition: Not applicable Surface Treatment: Not applicable Material Extent: Not Applicable Removal Class: Not applicable Comments: None.			

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	Not Applicable	Ground	All	Internal Walls	No Suspect Materials	Not Applicable	No Action Required
					Survey Technique: Visual Inspection - No Suspicious Materials Identified Sample Type: Visual Assessment Accessibility: Easy Material Assessment Score (MAS) Product Type: Not Applicable Asbestos Type: Not applicable Material Condition: Not applicable Surface Treatment: Not applicable Material Extent: Not Applicable Removal Class: Not applicable Comments: None.			

Survey Date: 5/05/2023	Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Lead Surveyor: Supry Sos	Main Building	Not Applicable	First	All	Internal Walls	No Suspect Materials	Not Applicable	No Action Required
					Survey Technique:	<i>Visual Inspection - No Suspicious Materials Identified</i>		
					Sample Type:	<i>Visual Assessment</i>		
					Accessibility:	<i>Easy</i>		
					Material Assessment Score (MAS)			
					Product Type:	<i>Not Applicable</i>		
					Asbestos Type:	<i>Not applicable</i>		
					Material Condition:	<i>Not applicable</i>		
					Surface Treatment:	<i>Not applicable</i>		
					Material Extent:	<i>Not Applicable</i>		
					Removal Class:	<i>Not applicable</i>		
Comments:	<i>None.</i>							

6.0 MATERIAL REGISTER

NON-ASBESTOS REGISTER

Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Main Building	S004	Ground	Northeast	Cladding	Cement Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
Main Building	S005	First	Northeast	Cladding	Cement Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
Main Building	S006	First	Southeast	Cladding	Cement Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
Main Building	S007	Ground	All	Flooring & Lining	Vinyl Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required
Main Building	S008	First	Kitchen	Flooring & Lining	Vinyl Product	NO ASBESTOS DETECTED MAS: 0 (Unlikely)	No Action Required

ASBESTOS REGISTER

Building/structure	Sample No:	Level	Area/Location	Item/Position	Material	Result/Material Risk	Recommended Action
Main Building	S001	Ground	All	Cladding	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
Main Building	X001	First	All	Cladding	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
Main Building	S002	Ground	Northeast	Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 4 \geq (Very Low)	Manage & Label
Main Building	X002	Ground	Storage Entranceway	Cladding	Cement Product	ASBESTOS DETECTED MAS: 4 \geq (Very Low)	Manage & Label
Main Building	X001 & X002	Ground	Main Entranceway	External Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label
Main Building	S003	Ground	Southeast	Wall & Ceiling	Cement Product	ASBESTOS DETECTED MAS: 4 \geq (Very Low)	Manage & Label
Main Building	S009	First	Staiwell Cupboard	Rope Insulation	Insulation Product	ASBESTOS DETECTED MAS: 10 \leq (High)	Remove
Main Building	S010	First	Staiwell Cupboard	Pipe	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Remove or Manage & Label
Main Building	X010	First	Northeast	Pipe	Cement Product	ASBESTOS DETECTED MAS: 5 (Low)	Manage & Label

7.0 ASBESTOS ANALYSIS CERTIFICATE



T: 0800-333-212
 E: info@fibresafe.co.nz
www.fibresafe.co.nz
 Fibresafe NZ Ltd, Level 1, 16 Armidale Street, Petone, Lower Hutt, 5012



Analysis Report - Asbestos in Bulk Materials


Client Number:	53	Date Received:	8/05/2023
Client:	SOS Consulting Ltd	Lab Job Ref:	WAB2305025
Contact Details:	7 Durham Crescent Cannons Creek Porirua	Client Job Ref:	SSMCW-0 BULK
		Sampling Date:	5/05/2023
		Analysis Date:	9/05/2023
		Date Reported:	9/05/2023

Samples analysed in accordance with AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples using a combination of low powered stereomicroscopy and polarised light microscopy with dispersion staining at Fibresafe NZ, Level 1, 16 Armidale Street, Petone, Lower Hutt. Limit of detection 0.1g/kg or 0.01% w/w.

Sample Name	Lab Reference	Sample Weight and/or Size *	Category *	Analysis Results
S001 - Cladding (Shadow)	WAB2305025-1	8.5 g	Fibre cement	Chrysotile (White Asbestos) Detected. Amosite (Brown Asbestos) Detected.
S002 - Cement Flat Sheet	WAB2305025-2	3.8 g	Fibre cement	Chrysotile (White Asbestos) Detected. Organic Fibres Detected.
S003 - Cement Flat Sheet	WAB2305025-3	4.8 g	Fibre cement	Chrysotile (White Asbestos) Detected. Organic Fibres Detected.
S004 - Cement Flat Sheet	WAB2305025-4	< 0.5 g	Fibre cement	No Asbestos Detected. Organic Fibres Detected.
S005 - Cladding (First Floor NE)	WAB2305025-5	1.4 g	Fibre cement	No Asbestos Detected. Organic Fibres Detected.
S006 - Cement Flat Sheet	WAB2305025-6	2.7 g	Fibre cement	No Asbestos Detected. Organic Fibres Detected.
S007 - Vinyl (Ground Floor)	WAB2305025-7	1.6 g	Vinyl / Flooring	No Asbestos Detected.
S008 - Vinyl (Kitchen)	WAB2305025-8	1.4 g	Vinyl / Flooring	No Asbestos Detected.
S009 - Rope	WAB2305025-9	< 0.5 g	Woven	Chrysotile (White Asbestos) Detected.
S010 - Cement Pipe	WAB2305025-10	5.7 g	Fibre cement	Chrysotile (White Asbestos) Detected. Amosite (Brown Asbestos) Detected. Chrysotile (White Asbestos) Detected.

* Analysts Comments:
 Unless otherwise stated, sampling of materials was conducted by the client and analysis results relate only to samples as received by the laboratory. Samples are held at the laboratory for a period of 6 months. Once the storage period has expired, samples will be discarded unless otherwise requested by the client. This laboratory is accredited by International Accreditation New Zealand (IANZ) and all results provided are from analysis conducted in accordance with the terms of accreditation, with the exception of those marked *. This report cannot be reproduced, except in full, without the written permission of the Laboratory.

Lab Job Reference: WAB2305025 v1 Page 1 of 2


James Lord
 Technical Quality Manager

Lab Job Reference: WAB2305025 v1 Page 2 of 2

8.0 APPENDICES

8.1 METHODOLOGY

The purpose of the survey was to, as far as reasonably practicable, locate, identify, and assess the extent of all asbestos containing material in the scope of the survey and to provide the information collected to allow duty holders to have appropriate plans and measures in place prior to commencement of works at the site.

A systematic inspection of the nominated areas with the sampling requirements dictated by the building nature and to ensure sufficient representative samples were taken at each location. The representative samples of suspect materials may not be a true representation of the area sampled due to situations where predetermined ACMs have been removed or replaced by non-asbestos products. In the case where partial removal of ACMs has occurred, it may be possible that some asbestos product, debris, or contaminated dusts have been left behind. Where access for sampling purposes was not practical, a visual assessment has been made. For similar/repetitive materials, a representative composite sampling protocol has been adopted following visual examination and assessment.

All samples collected were submitted to IANZ accredited laboratory for analyses using polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 "Method for the qualitative identification of asbestos in bulk samples".

The survey was conducted in accordance with the WorkSafe New Zealand Best Practice Guidelines for Conducting Asbestos Surveys (WorkSafe NZ, 2016), the HSG264 Asbestos Survey Guide (HSE UK, 2012) and the Health and Safety at Work (Asbestos) Regulations 2016 Sections 10 through 13. The methodology used for the assessment of the ACMs identified in this report has been provided by *Asbestos: The Survey Guide - Second Edition (2012)* issued by the Health and Safety Executive (UK).

8.2 MATERIAL ASSESSMENT SCORE (MAS)

- As defined by the HSE's Material Assessment Algorithm in the HSG 264 (2012);

Asbestos surveys require that all ACM or suspected ACM be assessed for risk associated with that native material. The assessment focuses on the potential of fibre release from asbestos containing materials. A material assessment score is calculated by adding the corresponding values from the following four main parameters that are considered to determine the amount risk of fibre release from an ACM when subject to disturbance:

- Product type
- Asbestos type
- Condition (Extent of damage or deterioration)
- Surface treatment

Each of the parameters given below are assessed during the material risk assessment.

Variable:	Score:	Example:
Product Type (or debris from product):	1 - Low Risk	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2 - Medium Risk	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3 - High Risk	Thermal insulation (e.g., pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses, and packing
Asbestos Type:	1 - Low Risk	Chrysolite
	2 - Medium Risk	Amphibole asbestos, excluding Crocidolite
	3 - High Risk	Crocidolite
Material Condition:	0 - Very Low Risk	Good condition: no visible damage
	1 - Low Risk	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2 - Medium Risk	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3 - High Risk	High damage or delamination of materials, sprays and thermal insulation, visible asbestos debris
Surface Treatment:	0 - Very Low Risk	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1 - Low Risk	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2 - Medium Risk	Unsealed AIB, or encapsulated lagging and sprays
	3 - High Risk	Unsealed lagging and sprays

The Material Assessment Algorithm is the sum of the 4 individual parameter scores from product type, condition, surface treatment, and asbestos type. The total is known as the Material Assessment Score. This value is inferred to give a potential to release fibres classification as follows:

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low
0	Unlikely

8.3 RISK RECOMMENDATIONS

10 or above; Have a high potential to release fibres:

Risk scores within this category are likely to warrant urgent consideration, as materials with such a high rating indicate that persons may be currently being exposed to some level of asbestos fibre contamination. This exposure will vary according to local conditions, for example, the intensity of use of a heating system or the nature of airflow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to potential exposure, areas or situations that fall into this category should be regarded as a matter for concern and access should be restricted. The action date for this band is likely to be immediate.

7-9; Medium potential

Risk scores within this category are likely to warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in an unacceptable level of risk. It is therefore necessary for the asbestos to be remediated on a programmed basis but within a specified timescale. The action date for this band is likely to be 3 months.

5-6; Low potential & 4 or below; Very Low potential

Risk scores within these low priority categories either do not normally pose an imminent risk and the likelihood of exposure is considered to be low under existing conditions. The materials can normally remain in-situ provided they are labelled as asbestos, encapsulated or sealed (where recommended) and inspected regularly by a competent person. The results of all re-inspections should be recorded. The action date for this band is likely to be 6-12 months.

0; No potential

In this situation no score is reported as no asbestos was detected in sampled or suspect materials - no further action is considered necessary.

8.4 GLOSSARY OF TERMS & ABBREVIATIONS

The following is a list of the different asbestos types:

Name	Description
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Tremolite	Fibrous forms of these minerals may be found very occasionally during sample analysis and should be considered as hazardous as Amosite and Crocidolite
Anthophyllite	
Actinolite	

The following terms, abbreviations and acronyms may appear in the text of this report:

Abbreviation	Meaning
AIB	Asbestos Insulating Board
AC	Asbestos Cement
ACM	Asbestos Containing Material
CAF	Compressed Asbestos Fibre, relating to gaskets
NAD	No Asbestos Detected
MAS	Material Assessment Score