



Asbestos Management Survey Report

Shelly Bay Complex
Shelly Bay Road
Wellington, 6022

On behalf, of

Wellington City Council

Reference: W-01625

Version 1






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1.0 INTRODUCTION AND SITE INFORMATION

Site Address:	Shelly Bay Complex Shelly Bay Road Wellington, 6022
Client Name and Address:	Wellington City Council 101 Wakefield Street Wellington, 6011
Client Contact:	Gareth Jeune
Survey Date(s):	19/09/2019 to 17/10/2019
Report Issue Date:	18/10/2019
Version Number:	Version 1 - Initial Release
Surveyor Name:	James Lord
Authorised Signatory:	
	Donald Napier
Site Description:	Recreational area. Shelly Bay was formerly a navy & air force base.
Construction Type:	Mix of light and heavy wooden construction, asbestos cement cladding & roofing.
Building Usage:	Various buildings, used for storage purposes, workshops, or disused.
Age of Building:	Structures range from early to mid-1900's, refurbishments have taken place throughout the sites history

1.1 Scope of the Survey

The scope of this survey was to locate and identify asbestos containing materials (ACMs) within the structures described by the client. This report is designed to be kept as a record of assessment of the extent and characteristics of ACMs and is based on information made available on 19/09/2019 to 17/10/2019.

The survey of Shelly Bay Complex was carried out on 19/09/2019 to 17/10/2019 with guidance taken from 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).

The purpose of the report is to:

Enable the client to Comply with the Health and Safety at Work (Asbestos) Regulations 2016, Section 13 (2) (3) (4) (a) (b) (c) (d).

In particular, PCBUs who manage, control or who ought reasonably to know there is a risk of asbestos respirable fibres are obligated to have an Asbestos Management Plan (AMP) in place and available to any contractor, employee or their representative who has or will carry out work on ACMs. This is to ensure that appropriate precautions are taken to ensure employees are not exposed to asbestos-related health risks.

The management plan also provides information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs. The Asbestos Register is the first stage in developing as Asbestos Management Plan.

Asbestos Register

In accordance with the Health and Safety at Work (Asbestos) Regulations 2016 sections 10 through 14, it is recommended that this report should form the basis of an Asbestos Register and the strategic element of your Asbestos Management Plan and Policy. An Asbestos Register is a living document used to identify where asbestos-containing materials are and to assist in managing them safely.

Testing by laboratories

Testing of samples was carried out by an IANZ accredited Laboratory using either or together, Low Powered Stereomicroscopy followed by Polarised Light Microscopy. During the course of the survey, 9 samples were taken and analysed.

Labels and Warning Signs

It is recommended that durable labels and or warning signs should be placed on all surfaces where ACMs have been identified or are presumed to be ACMs.

Insurance cover

Fibresafe NZ Ltd provides indemnity insurance of up to \$10,000,000.00. This includes legacy coverage.

2.0 EXECUTIVE SUMMARY

A Management Survey was carried out at Shelly Bay Complex, Shelly Bay Road, Wellington, 6022 on 19/09/2019 to 17/10/2019. The survey involved an inspection of council owned buildings and surrounding land at the Shelly Bay complex. Information provided by the client, including previously conducted third party surveying, identification and testing of ACMs has also been reviewed, consolidated and referenced where possible. Some areas and building interiors could not be accessed at the time of the survey due to safety concerns.

During the course of the survey, nine samples were taken of suspected ACMs, with five of the samples returning a positive result for asbestos. Twenty-one previously sampled materials have been documented. Twenty-seven items have been strongly presumed to contain asbestos based on the age, appearance and use of the material. These materials are predominantly external asbestos cement products and associated debris, and bituminous switchboards. Nine items have been presumed to contain asbestos, and should be tested prior to disturbance to confirm asbestos content. The locations of sampled and presumed materials, and an indication of the extents of ACMs identified, are shown in Section 4 Drawings.

2.1 Summary of Areas Inspected

The following section provides selected brief details of the buildings and areas included in the inspection.

North Yard Bunker – A disused concrete block structure in the yard to the north of Shed 8. Exterior asbestos cement products including cladding and soffits are in very poor condition. Loose debris is also present on the ground around the building.

Shed 8 – Large timber framed building comprising an open warehouse area used for storage, and various office/storage areas that are largely disused. An artist tenancy in the South East corner is the only currently permanently occupied area. External asbestos cement products include corrugated cement roofing, flashing, flat sheet cement boards, guttering, rain-ware and downpipes. Access to the materials at height was limited, however many appear to be in poor condition. Internally, the building is home to asbestos cement and AIB wall linings and sections of vinyl flooring (non-paper backed). Of particular concern is the presence of badly damaged pipe lagging debris, present in various locations, including in the occupied parts of the building.

South Yard Buildings & Slipway – The south yard buildings include the ship-wright's buildings, a storage building and the winding house. Only the winding house was accessed internally with the other buildings not accessed due to structural integrity concerns. External asbestos cement products and an asbestos containing bitumen roof (storage building) are in poor condition with loose debris present on the ground.

Squash Building – Currently used for storage. Asbestos cement products are present internally and externally and are in a reasonable condition.

Headquarters Building – 'H' type ex-military building. Timber clad with asbestos cement roofing materials and soffits. No access was gained to the building interior due to safety concerns. AIB panels are known to be present behind heaters throughout, and additional undocumented ACMs should also be assumed to be present.

Laundry Building – Timber clad building used for storage. Internal asbestos cement wall linings are in reasonable condition. Badly damaged pipe lagging debris is present in the roof void in the western end of the building.

Guard Hut – Small building with internal and external asbestos cement products in fair condition.

Site Grounds – External ACMs are in poor condition throughout the site, and visible surface debris is present around the buildings. There are also significant issues with run-off around most of the buildings. Areas of the site along the western site boundary including the wharf structures were not accessed due to concerns regarding structural integrity.

2.2 Summary of Recommendations

The Shelly Bay site is earmarked for development, although no plans concerning the future of the site or site buildings have been confirmed. At the request of the client, the recommendations made in this report have been made with this information in mind. Interim 'Manage and Label' recommendations have been made for some items which will require remediation or removal once site plans are confirmed or should building usage change.

North Yard Bunker – The external cement products present are in extremely poor condition due to mechanical damage and significant weathering. Loose dust and debris are present in significant quantities. As a minimum, immediate remediation actions should involve a handpick of surface debris, encapsulation of damaged materials and building access restriction by the erection of a physical barrier such as fencing until the materials can be removed. Future work will be complicated by the erosion of the building foundations to the seaward side, and any work conducted must take this hazard into account.

Shed 8 – Remediation of ACMs at Shed 8 will be a complex operation and will be required prior to demolition, or full reoccupation of the building. Of primary concern is the presence of loose unsealed and damaged pipe lagging debris. Two distinct products were identified: a smaller diameter synthetic fibre lagging with an asbestos paper core, and a larger diameter synthetic fibre lagging with a thicker asbestos insulation core. With the exception of the material identified in the artists tenancy area, this material was discovered in fairly difficult to access locations such as ceiling voids, ledges and pipework at height. It is recommended that the lagging in the artists tenancy area be removed immediately, and that access to all other areas of the building be restricted to essential work only. It would be appropriate to seek alternative premises and relocation of building users currently accessing the main warehouse area as soon as reasonably practicable. Reassurance air monitoring should be undertaken in all areas that are currently in use.

Much of the lagging present in the building – including the majority of the damaged lagging in the warehouse area – is of a non-asbestos type, however as it is not possible to easily distinguish whether an asbestos core is present and concealed, all intact lagging should be presumed to contain asbestos as a precaution until further investigation can be undertaken as part of future removal scoping works. A management plan that includes the need to minimise disturbance of dust and debris should be implemented, and any maintenance works or otherwise should be preceded by a risk assessment and further investigatory work.

South Yard Buildings & Slipway – Buildings are currently disused, and access should remain restricted until remediation or removal of ACMs can be undertaken. A handpick of cement debris around the building

perimeter should be undertaken, and encapsulation may be considered as an interim management measure to reduce risk and prevent further material degradation.

Squash Building – Cement products can be labelled and managed. Care should be taken not to penetrate non-asbestos wall and ceiling linings as asbestos cement is concealed in some areas. Restrict access to the southern ceiling void accessed via the south east storeroom as loose asbestos cement debris is present in this space.

Headquarters Building – Access to the building should remain restricted until further investigation for ACMs can be undertaken, and other safety concerns are addressed. The soils surrounding the building perimeter should be considered contaminated and drainage issues should be addressed as a priority, discussed further below.

Laundry Building – External and internal cement products are in reasonable condition, and the areas of the building currently used for storage can continue to be used for this purpose. The old boiler room has been sealed shut by the surveyor, as this room opens up into the ceiling void where badly damaged pipe lagging debris is present. This material should be removed as soon as is reasonably practicable and prior to any change or increase in building usage.

Guard Hut – The building is disused and asbestos cement products are in reasonable condition. Minor repairs may be required if the building were to be reoccupied.

Site Grounds – A handpick of visible surface debris is recommended across the site, focussing on building perimeters. Drainage issues including cleaning out of guttering and drainage channels at the Headquarters Building and Squash Court Building, and connection of down pipes to drainage channels at Shed 8 is required. A site management plan to minimise disturbance of soils presumed contaminated by run-off should be implemented until further testing, assessment and remediation work can be undertaken. The remediation work required will be informed by future site plans.

Additional details concerning recommendations and further comments are provided individually for specific items and materials as necessary in the body of the report - refer Section 3 Survey Results. As a general recommendation, all ACMs should be managed until removal is conducted. All work should be conducted in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). Should refurbishment or demolition work be scheduled, further intrusive inspections should be undertaken to investigate for the presence of concealed ACMs that may be disturbed prior to this work being conducted.

2.3 Summary Table of Asbestos Locations:

The following table details the locations that were found to contain asbestos or presumed to contain asbestos, together with a brief recommendation. The ACMs identified during the survey have been assessed using a material assessment (see section 3 – Survey Results) 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.

Guard Hut					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	001 / Interior	Wall Lining - Cement Product	XBS0237 04	Low (6)	Manage and Label

Guard Hut					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	001 / Interior	Ceiling Lining - Cement Product	XBS023704	Low (6)	Manage and Label
External	004 / Awning	Cement Board Lining - Cement Product	XBS023704	Low (5)	Manage and Label
Ground Floor	001 / Interior	Electrical Fitting - PVC / Reinforced Plastics	P001	Very Low (3)	Manage and Label
External	003 / Walls	Cladding - Cement Product	PSBS023704	Low (6)	Repair, Manage & Label

Headquarters Building					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	014 / Drains	Debris - Suspected Asbestos	X009	High (12)	Remove
External	016 / West Entrance	Soffit - Cement Product	X011	Low (6)	Manage and Label
External	012 / Roof	Corrugated Cement Roofing - Cement Product	SP009	Low (6)	Manage and Label
External	012 / Roof	Flashing & Ridge Capping - Cement Product	SP010	Low (6)	Manage and Label
External	013 / Eaves	Soffits - Cement Product	SP011	Low (6)	Manage and Label
External	017 / North Wall	Porch Lining - Cement Product	PSBS022375	Very Low (4)	Manage and Label

Laundry Building					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	004 / Boiler Room	Wall Lining - Cement Product	S004	Low (6)	Manage and Label
Ground Floor	005 / Roof Void	Pipe Lagging - Insulation	S005	High (10)	Remove
Ground Floor	007 / Drying Room	Wall and Ceiling Lining - Cement Product	X004	Low (5)	Manage and Label
Ground Floor	008 / Store Room	Wall Lining - Cement Product	X004	Low (5)	Encapsulate, Label and Manage
External	006 / North Wall	Vent Cover - Cement Product	SP006	Low (6)	Manage and Label
External	006 / North Wall	Cement Debris - Cement Product	SP007	Medium (9)	Remove
Ground Floor	008 / Store Room	Switchboard - Bituminous Product	SP008	Very Low (3)	Manage and Label
Ground Floor	004 / Boiler Room	Hot Water Cylinder - Suspected Asbestos	P003	Low (6)	Manage and Label

Laundry Building					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	009 / Entry and Main Room	Wall Lining - Cement Product	PSBS022 382	Very Low (2)	Manage and Label
External	010 / South Entrance	Porch Cladding and Soffit - Cement Product	PSBS022 383	Very Low (4)	Manage and Label

North Yard Bunker					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	027 / South External Wall	Soffit & Fascia - Cement Product	S018	Medium (8)	Remove
External	027 / West Extension	Debris - Cement Product	XBS0223 74	Medium (7)	Remove
External	027 / West Extension	Cladding - Cement Product	PSBS022 374	Medium (7)	Remove

Shed 8					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	051 / Old Workshop Rooms	Wall & Ceiling Lining - Insulating Board	S038	Medium (7)	Manage and Label
Ground Floor	063 / Eastern Room	Electrical Fitting - PVC / Reinforced Plastics	X001	Very Low (4)	Manage and Label
Ground Floor	057 / Workshop Roof Structure	Pipe Lagging - Insulation	X005	High (10)	Remove
Ground Floor	060 / Workshop	Pipe Lagging - Insulation	X005	High (10)	Remove
Ground Floor	061 / Corridor Ceiling Void	Pipe Lagging - Insulation	X005	High (10)	Remove
Ground Floor	068 / Artist Tenancy Mezzanine	Pipe Lagging - Insulation	X005	High (10)	Remove
Ground Floor	068 / Artist Tenancy Mezzanine	Pipe Lagging - Insulation	X005	High (10)	Remove
1st Floor	056 / Mezzanine Offices Ceiling Void	Pipe Lagging - Insulation	X005	High (10)	Remove
External	030 / East External Wall	Cement Rain Hoppers - Cement Product	X019	Low (6)	Manage and Label
Ground Floor	067 / Artist Tenancy	Cement Panels - Cement Product	X022	Low (6)	Encapsulate, Label and Manage
External	031 / Roof	Corrugated Cement Roof - Cement Product	X036	Low (6)	Manage and Label

Shed 8					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	053 / Switchboard Room	Wall and Ceiling Lining - Cement Product	X039	Medium (9)	Remove
Ground Floor	054 / Toilet	Wall Lining - Cement Product	X039	Low (5)	Manage and Label
Ground Floor	067 / Artist Tenancy	Cement Guttering - Cement Product	X042	Low (6)	Encapsulate, Label and Manage
External	029 / West External Wall	Cement Rain Hoppers - Cement Product	SP019	Low (6)	Manage and Label
External	030 / East External Wall	Cement Downpipes - Cement Product	SP020	Medium (8)	Manage and Label, Address Drainage Issues
External	031 / Roof	Cement Flashing - Cement Product	SP021	Medium (8)	Manage and Label
External	031 / Roof	Flat Sheet Cement Boards - Cement Product	SP022	Low (6)	Manage and Label
External	033 / South Perimeter	Corrugated Cement Roofing - Cement Product	SP029	Medium (8)	Remove
External	033 / South Perimeter	Switchboard - Bituminous Product	SP030	Very Low (2)	Manage and Label
Ground Floor	050 / Room 18	Switchboard - Bituminous Product	SP037	Very Low (2)	Manage and Label
Ground Floor	051 / Old Workshop Rooms	Wall and Ceiling Lining - Cement Product	SP039	Medium (8)	Manage and Label
Ground Floor	052 / Sprinkler Valve Room	Cement Door Panels - Cement Product	SP040	Medium (8)	Manage and Label
Ground Floor	053 / Switchboard Room	Switchboard - Bituminous Product	SP041	Very Low (3)	Manage and Label
1st Floor	031 / Roof	Guttering - Cement Product	SP042	Medium (8)	Manage and Label
Ground Floor	060 / Workshop	Switchboard - Bituminous Product	SP043	Very Low (2)	Manage and Label
External	033 / South Perimeter	Window Panel - Cement Product	P027	Low (6)	Manage and Label
External	033 / South Perimeter	Loose Cement Boards - Cement Product	P028	Low (6)	Manage and Label
Ground Floor	059 / Toilet	Cladding and Partitions - Cement Product	PSBS022 365	Very Low (4)	Manage and Label
Ground Floor	058 / South Workshop Rooms	Cement Panel - Cement Product	PSBS022 366	Low (5)	Manage and Label
Ground Floor	058 / South Workshop Rooms	Wall and Ceiling Linings - Cement Product	PSBS022 367	Very Low (4)	Manage and Label

Shed 8					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Ground Floor	065 / South East Room	Red Vinyl Flooring - Vinyl Products	PSBS022 370	Low (5)	Manage and Label
Ground Floor	066 / Toilet	Wall, Ceiling Linings & Partitions - Cement Product	PSBS022 372	Very Low (3)	Manage and Label

Shipwrights Building					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	045 / Perimeter	Debris and Run-off - Cement Product	X036	High (10)	Remove
External	044 / Roof	Corrugated Cement Roof and Flashing - Cement Product	SP036	Medium (8)	Manage and Label

Slipway Storage Building					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	038 / Roof	Bitumen Roofing - Bituminous Product	S033	Medium (7)	Remove
External	041 / Slipway	Cement Debris - Cement Product	SP035	Medium (9)	Remove
External	039 / West Wall	Cement Board - Cement Product	P034	Low (6)	Manage and Label

Squash Courts					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	018 / Roof	Corrugated Cement Roofing - Cement Product	X009	Low (6)	Manage and Label
External	019 / Drains	Debris - Suspected Asbestos	X009	High (12)	Remove
Ground Floor	032 / Interior	Wall Lining - Cement Product	X014	Low (6)	Manage and Label
1st Floor	034 / Mezzanine Office	Wall Lining - Cement Product	X014	Very Low (4)	Manage and Label
External	023 / Lower Ceiling Void	Cement Board - Cement Product	X014	Low (6)	Manage and Label
External	020 / Lower Roof	Soffits - Cement Product	SP012	Medium (8)	Manage and Label
External	022 / Store Room	Switchboard - Bituminous Product	SP013	Very Low (3)	Manage and Label
External	023 / Lower Ceiling Void	Cement Boards - Cement Product	SP014	Medium (8)	Manage and Label

Squash Courts					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	025 / Upper Eaves	Soffits - Cement Product	P016	Very Low (4)	Manage and Label
Ground Floor	033 / Showers	Hot Water Cylinder - Suspected Asbestos	P024	Low (6)	Manage and Label
Ground Floor	033 / Showers	Edge Strip - Vinyl Products	P025	Very Low (4)	Manage and Label
External	021 / East Porch	Lining - Cement Product	PSBS023 703	Low (5)	Manage and Label


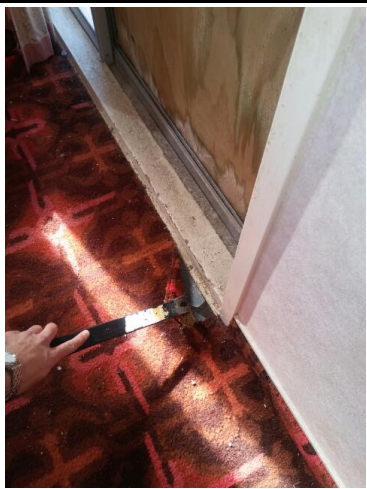
Winding House					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	037 / Perimeter	Cement Debris - Cement Product	X031	High (10)	Remove
External	036 / Roof	Corrugated Cement Roof and Flashing - Cement Product	SP031	Medium (8)	Remove
External	038 / North Wall	Cement Pipe - Cement Product	SP032	Medium (7)	Remove
Ground Floor	066 / Interior	Switchboard - Bituminous Product	SP046	Very Low (4)	Manage and Label


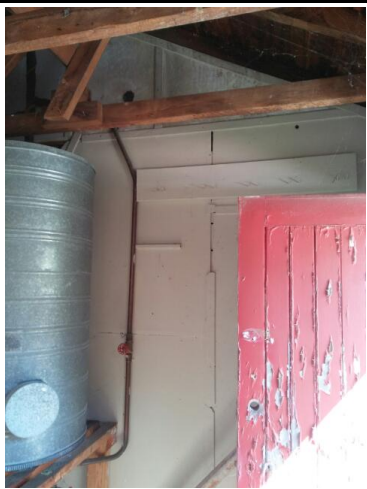
2.4 No Access Areas:



The following table details the areas that were not accessed during the survey. These areas should be presumed to contain asbestos until proven otherwise.

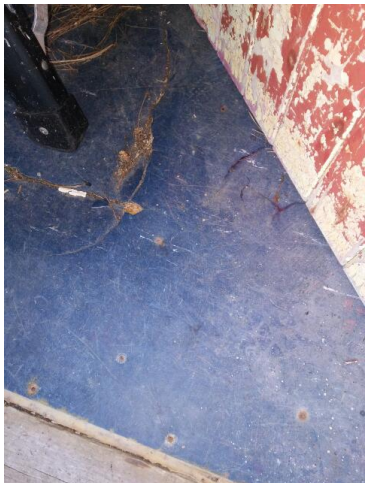
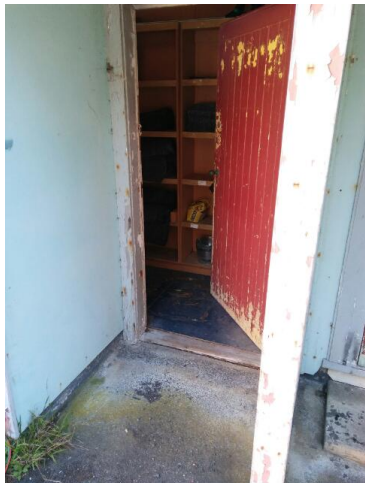
Building / Floor	Area	Area Description	Reason for No Access
Headquarters Building / Ground Floor	015	Internals	No Access Gained - The building is known to contain AIB panels behind radiators, and additional ACMs should be assumed to be present.
North Yard Bunker / Ground Floor	028	Central Room	No Access Gained - Room inspected using borescope via a hole in wall. No suspect items observed, however, full inspection recommended prior to disturbance.
Shed 8 / External	029	Wharf	No Access Gained - Access to wharf's prohibited due to structural safety issues
Slipway Storage Building / Ground Floor	040	Interior	No Access Gained - The building is structurally unsound, with the roof being partially collapsed. The internals are contaminated from debris from the asbestos containing bituminous roof.
Shipwrights Building / Ground Floor	043	Interior	No Access Gained - No access due to structural integrity concerns


3.0 SURVEY RESULTS


Location	Guard Hut, Ground Floor, 001, Interior		Sample Number	2 (S)	
 	Item / Position	Vinyl Flooring			
	Material:	Vinyl Products			
	Extent	Unknown			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:	Concealed beneath carpet			



Location	Laundry Building, Ground Floor, 004, Boiler Room		Sample Number	4 (S)	
 	Item / Position	Wall Lining			
	Material:	Cement Product			
	Extent	50m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Medium damage	2		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Amosite / Chrysotile	2		
	Material Assessment	Low	6		
	Recommendation	Manage and Label			
	Comments:				


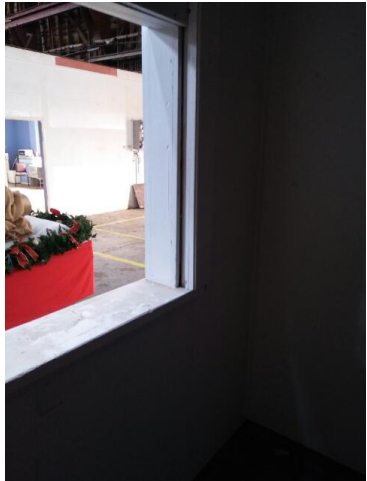
Location	Laundry Building, Ground Floor, 005, Roof Void	Sample Number	5 (S)
		Item / Position	Pipe Lagging
		Material:	Insulation
		Extent	All
		Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing. 3
		Condition	High damage 3
		Surface Treatment	Unsealed 3
		Asbestos Type	Chrysotile 1
		Material Assessment	High 10
		Recommendation	Remove
		Comments:	Access has been restricted to the old boiler room, which is open to the roof void above.


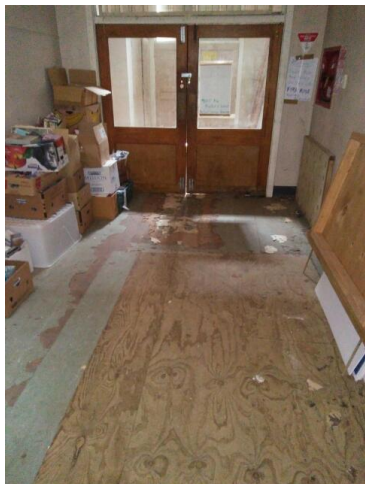
Location	Squash Courts, External, 024, Store Room	Sample Number	15 (S)
		Item / Position	Vinyl Flooring - Blue
		Material:	Vinyl Products
		Extent	4m ²
		Product Type	N/A N/A
		Condition	N/A N/A
		Surface Treatment	N/A N/A
		Asbestos Type	NAD N/A
		Material Assessment	N/A 0
		Recommendation	No further action required
		Comments:	



Location	North Yard Bunker, External, 027, South External Wall		Sample Number	18 (S)
	Item / Position	Soffit & Fascia - Composite		
	Material:	Cement Product		
	Extent	40linm		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	High damage	3	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Medium	8	
	Recommendation	Remove		
	Comments:	Some sections appear to have been replaced with more modern products. Materials are badly damaged and weathered. Access should be restricted until all cement can be removed and disposed of as asbestos waste.		

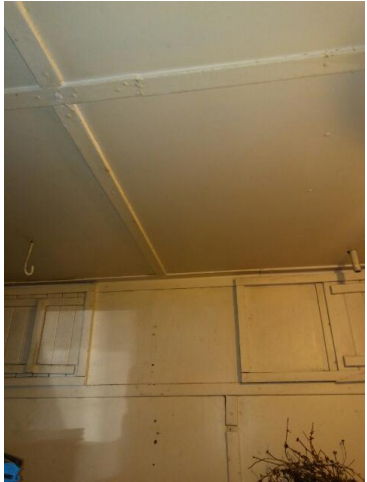
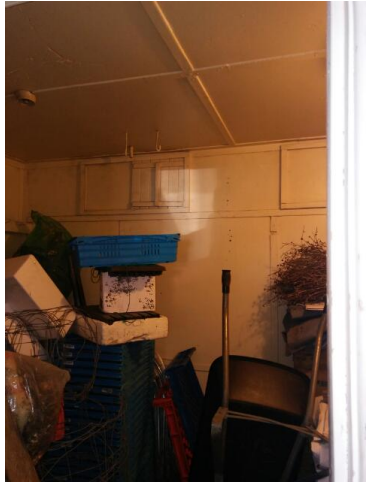
Location	Squash Courts, Ground Floor, 033, Showers		Sample Number	23 (S)
	Item / Position	Vinyl Flooring		
	Material:	Vinyl Products		
	Extent	12m ²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			



Location	Slipway Storage Building, External, 038, Roof		Sample Number	33 (S)
 	Item / Position	Bitumen Roofing		
	Material:	Bituminous Product		
	Extent	50m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	High damage	3	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Medium	7	
	Recommendation	Remove		
	Comments:	Building is structurally unsound, and roof is badly damaged. Restrict access until remediation can be conducted.		



Location	Shed 8, Ground Floor, 051, Old Workshop Rooms		Sample Number	38 (S)
 	Item / Position	Wall & Ceiling Lining		
	Material:	Insulating Board		
	Extent	Unknown		
	Product Type	AIB, Millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2	
	Condition	Low damage	1	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Medium	7	
	Recommendation	Manage and Label		
	Comments:	Walls are painted and it is therefore difficult to easily distinguish insulating boards from GIB. AIB wall linings are also concealed in places. Further intrusive inspection will be required to locate and delineate AIB extent. All walls should be presumed to conceal insulating boards until this can occur. Extent has been indicated on the provided drawings as far as could be determined.		



Location	Shed 8, Ground Floor, 065, South East Room		Sample Number	44 (S)	
 	Item / Position	Vinyl Flooring			
	Material:	Paper Product			
	Extent	All			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:				

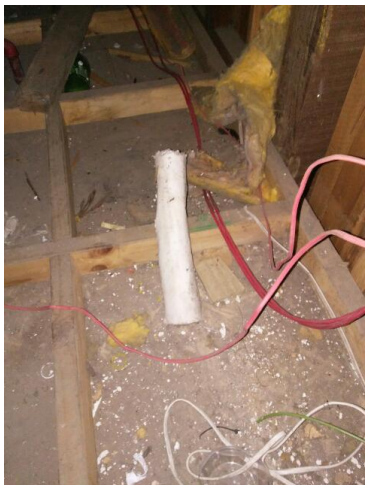

Location	Shed 8, Ground Floor, 063, Eastern Room		Sample Number	1 (X)	
 	Item / Position	Electrical Fitting			
	Material:	PVC / Reinforced Plastics			
	Extent	1no			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Good condition	0		
	Surface Treatment	Completely sealed	0		
	Asbestos Type	Presumed Asbestos	3		
	Material Assessment	Very Low	4		
	Recommendation	Manage and Label			
	Comments:				



Location	Laundry Building, Ground Floor, 007, Drying Room		Sample Number	4 (X)
 	Item / Position	Wall and Ceiling Lining		
	Material:	Cement Product		
	Extent	50m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	5	
	Recommendation	Manage and Label		
	Comments:			



Location	Laundry Building, Ground Floor, 008, Store Room		Sample Number	4 (X)
 	Item / Position	Wall Lining		
	Material:	Cement Product		
	Extent	30m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	5	
	Recommendation	Encapsulate, Label and Manage		
	Comments:			



Location	Shed 8, Ground Floor, 057, Workshop Roof Structure		Sample Number	5 (X)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	Unknown		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:	Material was inspected via mezzanine ceiling void. It is unclear where the transition to non-asbestos lagging occurs, and all lagging should be presumed to contain asbestos as a precaution.		

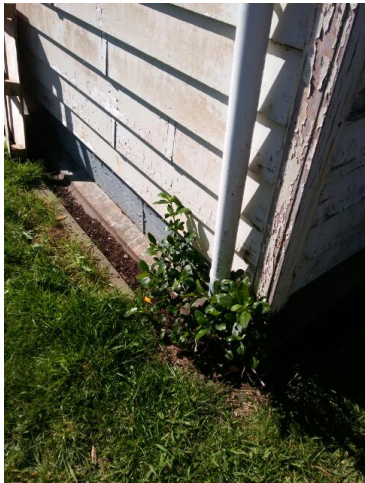
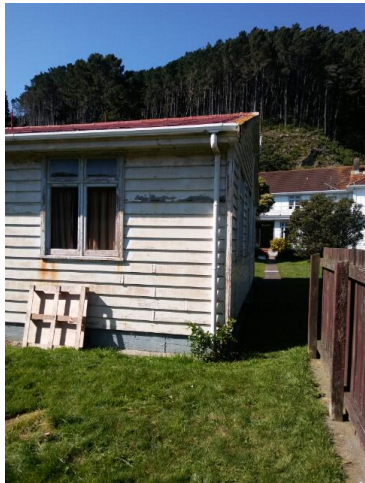
Location	Shed 8, Ground Floor, 060, Workshop		Sample Number	5 (X)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	Unknown		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:	Restrict access to ledge. Material may be present elsewhere in difficult to access areas.		



Location	Shed 8, Ground Floor, 061, Corridor Ceiling Void		Sample Number	5 (X)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	Unknown		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:			



Location	Shed 8, Ground Floor, 068, Artist Tenancy Mezzanine		Sample Number	5 (X)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	1lin m		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:			



Location	Shed 8, Ground Floor, 068, Artist Tenancy Mezzanine		Sample Number	5 (X)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	10lin m		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:			


Location	Shed 8, 1st Floor, 056, Mezzanine Offices Ceiling Void		Sample Number	5 (X)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	Unknown		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:	Debris on top of ceiling tile, and partially intact lagging fixed to pipework above		


Location	Headquarters Building, External, 014, Drains		Sample Number	9 (X)
 	Item / Position	Debris		
	Material:	Suspected Asbestos		
	Extent	All		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	High	12	
	Recommendation	Remove		
	Comments:	Guttering and perimeter channels are full of soil and other debris. Run-off from the degrading roof is collecting in the drains and surrounding areas at ground level. Action should be taken to address drainage issues, and further testing and assessment will be required to inform soil contamination and remediation actions.		


Location	Squash Courts, External, 018, Roof		Sample Number	9 (X)
 	Item / Position	Corrugated Cement Roofing		
	Material:	Cement Product		
	Extent	200m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
Comments:				


Location	Squash Courts, External, 019, Drains		Sample Number	9 (X)
 	Item / Position	Debris		
	Material:	Suspected Asbestos		
	Extent	All		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	High	12	
	Recommendation	Remove		
	Comments:	Guttering and perimeter channels are full of soil and other debris. Run-off from the degrading roof is collecting in the drains and surrounding areas at ground level. Action should be taken to address drainage issues, and further testing and assessment will be required to inform soil contamination and remediation actions.		


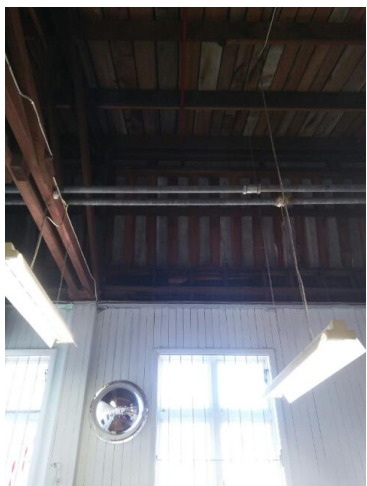
Location	Headquarters Building, External, 016, West Entrance		Sample Number	11 (X)
 	Item / Position	Soffit		
	Material:	Cement Product		
	Extent	3m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
Comments:				

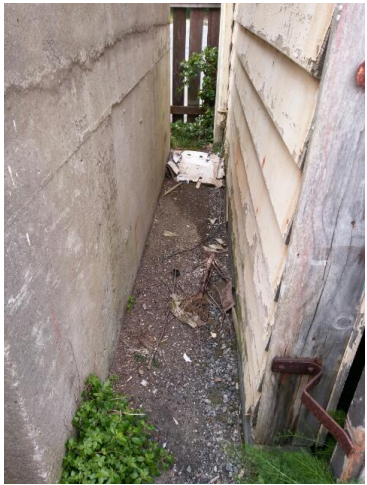

Location	Squash Courts, Ground Floor, 032, Interior		Sample Number	14 (X)
	Item / Position	Wall Lining		
	Material:	Cement Product		
	Extent	100m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:	Extends around internal walls above head height. Edge encapsulated by surveyor where damaged at entrance.		

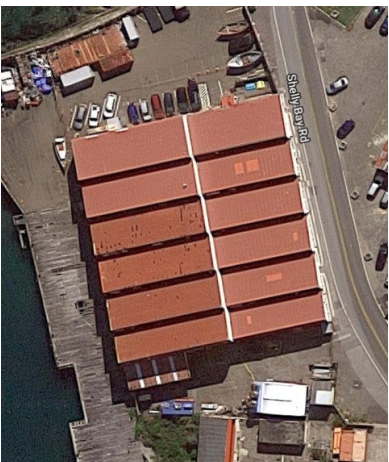
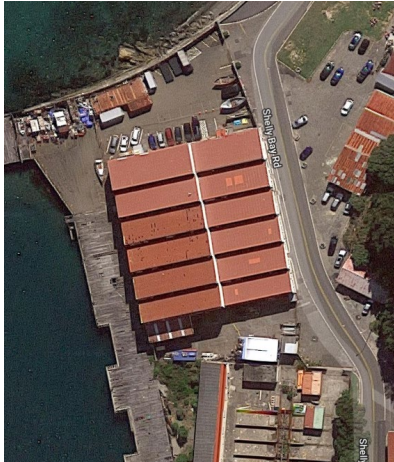
Location	Squash Courts, 1st Floor, 034, Mezzanine Office		Sample Number	14 (X)
	Item / Position	Wall Lining		
	Material:	Cement Product		
	Extent	20m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Very Low	4	
	Recommendation	Manage and Label		
	Comments:	Wall lining is covered by GIB on south wall however is present behind. Do not penetrate any wall linings.		



Location	Squash Courts, External, 023, Lower Ceiling Void	Sample Number	14 (X)
		Item / Position	Cement Board
		Material:	Cement Product
		Extent	10m ²
		Product Type	Asbestos reinforced composites etc. 1
		Condition	Low damage 1
		Surface Treatment	Surface sealed 1
		Asbestos Type	Presumed Asbestos 3
		Material Assessment	Low 6
		Recommendation	Manage and Label
		Comments:	Do not penetrate wall lining from other side

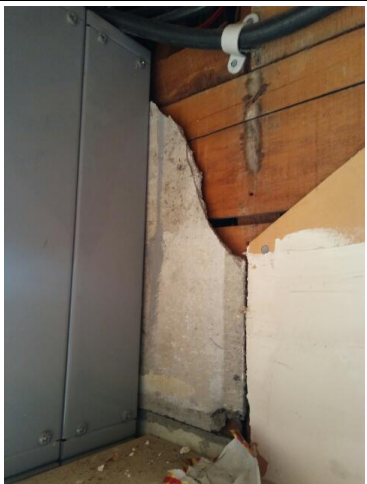

Location	Shed 8, External, 030, East External Wall	Sample Number	19 (X)
		Item / Position	Cement Rain Hoppers
		Material:	Cement Product
		Extent	4no
		Product Type	Asbestos reinforced composites etc. 1
		Condition	Low damage 1
		Surface Treatment	Surface sealed 1
		Asbestos Type	Presumed Asbestos 3
		Material Assessment	Low 6
		Recommendation	Manage and Label
		Comments:	



Location	Shed 8, Ground Floor, 067, Artist Tenancy		Sample Number	22 (X)
 	Item / Position	Cement Panels		
	Material:	Cement Product		
	Extent	30m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Encapsulate, Label and Manage		
	Comments:	If building is to remain and space continues to be occupied, encapsulating the interior surface of the cement boards will reduce risk and prolong life of product.		



Location	Winding House, External, 037, Perimeter		Sample Number	31 (X)
 	Item / Position	Cement Debris		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:	Debris and soils contaminated by run-off surrounding building. Restrict access until remediation can be conducted.		



Location	Shed 8, External, 031, Roof		Sample Number	36 (X)
 	Item / Position	Corrugated Cement Roof		
	Material:	Cement Product		
	Extent	1000m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:	8 of 12 corrugated cement roof sections replaced, however dust and debris may be concealed beneath metal roof		



Location	Shipwrights Building, External, 045, Perimeter		Sample Number	36 (X)
 	Item / Position	Debris and Run-off		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:	Access to building perimeter was limited, however visible surface debris is present. Run-off from the roof is uncontrolled along the western edge. Recommend handpick of debris. Restrict access until further testing and assessment of soil contamination is undertaken.		

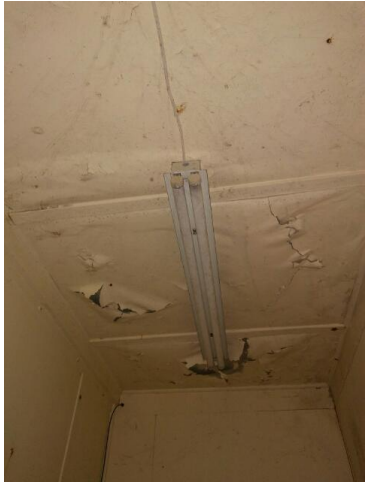

Location	Shed 8, Ground Floor, 053, Switchboard Room		Sample Number	39 (X)
 	Item / Position	Wall and Ceiling Lining		
	Material:	Cement Product		
	Extent	40m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	High damage	3	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	9	
	Recommendation	Remove		
	Comments:	Restrict access until remediation can be conducted		



Location	Shed 8, Ground Floor, 054, Toilet		Sample Number	39 (X)
 	Item / Position	Wall Lining		
	Material:	Cement Product		
	Extent	10m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	5	
	Recommendation	Manage and Label		
	Comments:	Cement board lining is concealed (accessible via adjacent switchboard room at time of survey)		



Location	Shed 8, Ground Floor, 067, Artist Tenancy	Sample Number	42 (X)
 		Item / Position	Cement Guttering
		Material:	Cement Product
		Extent	30lin m
		Product Type	Asbestos reinforced composites etc. 1
		Condition	Low damage 1
		Surface Treatment	Surface sealed 1
		Asbestos Type	Presumed Asbestos 3
		Material Assessment	Low 6
		Recommendation	Encapsulate, Label and Manage
		Comments:	Recommend exposed guttering is encapsulated to reduce risk and prolong life of product if area will continue to be occupied in the medium to long-term



Location	North Yard Bunker, External, 027, West Extension	Sample Number	BS022374 (X)
 		Item / Position	Debris
		Material:	Cement Product
		Extent	All
		Product Type	Asbestos reinforced composites etc. 1
		Condition	High damage 3
		Surface Treatment	Partially unsealed 2
		Asbestos Type	Chrysotile 1
		Material Assessment	Medium 7
		Recommendation	Remove
		Comments:	Debris scattered around building extension perimeter



Location	Guard Hut, Ground Floor, 001, Interior		Sample Number	BS023704 (X)	
 	Item / Position	Wall Lining			
	Material:	Cement Product			
	Extent	12m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Presumed Asbestos	3		
	Material Assessment	Low	6		
	Recommendation	Manage and Label			
	Comments:				

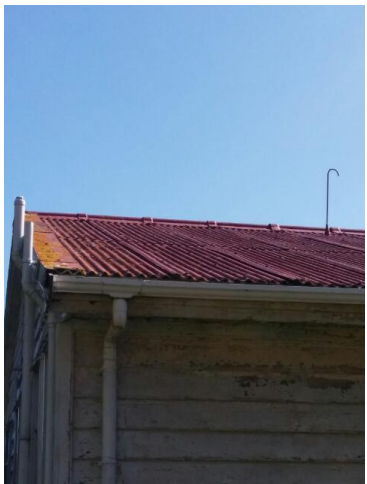

Location	Guard Hut, Ground Floor, 001, Interior		Sample Number	BS023704 (X)	
 	Item / Position	Ceiling Lining			
	Material:	Cement Product			
	Extent	4m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Amosite / Crocidolite / Chrysotile	3		
	Material Assessment	Low	6		
	Recommendation	Manage and Label			
	Comments:				



Location	Guard Hut, External, 004, Awning	Sample Number	BS023704 (X)
 	Item / Position	Cement Board Lining	
	Material:	Cement Product	
	Extent	2m ²	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Low damage	1
	Surface Treatment	Completely sealed	0
	Asbestos Type	Amosite / Crocidolite / Chrysotile	3
	Material Assessment	Low	5
	Recommendation	Manage and Label	
	Comments:		



Location	Laundry Building, External, 006, North Wall	Sample Number	6 (SP)
 	Item / Position	Vent Cover	
	Material:	Cement Product	
	Extent	1no	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Medium damage	2
	Surface Treatment	Completely sealed	0
	Asbestos Type	Presumed Asbestos	3
	Material Assessment	Low	6
	Recommendation	Manage and Label	
	Comments:	Encapsulated by surveyor	



Location	Laundry Building, External, 006, North Wall	Sample Number	7 (SP)
 	Item / Position	Cement Debris	
	Material:	Cement Product	
	Extent	Unknown	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	High damage	3
	Surface Treatment	Partially unsealed	2
	Asbestos Type	Presumed Asbestos	3
	Material Assessment	Medium	9
	Recommendation	Remove	
	Comments:	Removed by surveyor, additional debris may be concealed in undergrowth	



Location	Laundry Building, Ground Floor, 008, Store Room	Sample Number	8 (SP)
 	Item / Position	Switchboard	
	Material:	Bituminous Product	
	Extent	1no	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Low damage	1
	Surface Treatment	Completely sealed	0
	Asbestos Type	Chrysotile	1
	Material Assessment	Very Low	3
	Recommendation	Manage and Label	
	Comments:		



Location	Headquarters Building, External, 012, Roof		Sample Number	9 (SP)
 	Item / Position	Corrugated Cement Roofing		
	Material:	Cement Product		
	Extent	1000m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:			


Location	Headquarters Building, External, 012, Roof		Sample Number	10 (SP)
 	Item / Position	Flashing & Ridge Capping		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:			


Location	Headquarters Building, External, 013, Eaves	Sample Number	11 (SP)
 		Item / Position	Soffits
		Material:	Cement Product
		Extent	60lin m
		Product Type	Asbestos reinforced composites etc. 1
		Condition	Low damage 1
		Surface Treatment	Surface sealed 1
		Asbestos Type	Presumed Asbestos 3
		Material Assessment	Low 6
		Recommendation	Manage and Label
		Comments:	



Location	Squash Courts, External, 020, Lower Roof	Sample Number	12 (SP)
 		Item / Position	Soffits
		Material:	Cement Product
		Extent	6lin m
		Product Type	Asbestos reinforced composites etc. 1
		Condition	Medium damage 2
		Surface Treatment	Partially unsealed 2
		Asbestos Type	Presumed Asbestos 3
		Material Assessment	Medium 8
		Recommendation	Manage and Label
		Comments:	Both sides of building



Location	Squash Courts, External, 022, Store Room		Sample Number	13 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	3	
	Recommendation	Manage and Label		
	Comments:			



Location	Squash Courts, External, 023, Lower Ceiling Void		Sample Number	14 (SP)
 	Item / Position	Cement Boards		
	Material:	Cement Product		
	Extent	30m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label		
	Comments:	Restrict access, do not penetrate ceiling from below		



Location	Shed 8, External, 029, West External Wall		Sample Number	19 (SP)
	Item / Position	Cement Rain Hoppers		
	Material:	Cement Product		
	Extent	5no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:			



Location	Shed 8, External, 030, East External Wall		Sample Number	20 (SP)
	Item / Position	Cement Downpipes		
	Material:	Cement Product		
	Extent	4no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label, Address Drainage Issues		
	Comments:	Run-off from roof is discharging onto the ground. Run-off should be directed into drains to prevent accumulation of debris and asbestos fibre on the ground.		



Location	Shed 8, External, 031, Roof		Sample Number	21 (SP)
 	Item / Position	Cement Flashing		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label		
	Comments:	Some sections have been replaced		



Location	Shed 8, External, 031, Roof		Sample Number	22 (SP)
 	Item / Position	Flat Sheet Cement Boards		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:			

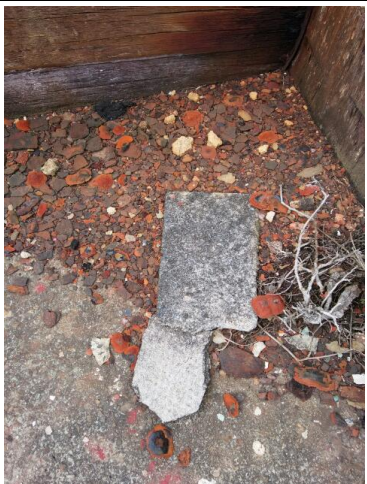

Location	Shed 8, External, 033, South Perimeter		Sample Number	26 (SP)
 	Item / Position	Gasket Debris		
	Material:	Gaskets (compressed)		
	Extent	1no		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	Removed	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:	This item was removed by the surveyor at the time of the survey.		



Location	Shed 8, External, 033, South Perimeter		Sample Number	29 (SP)
 	Item / Position	Corrugated Cement Roofing		
	Material:	Cement Product		
	Extent	5m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Remove		
	Comments:	Roof is degrading and removal is recommended due to accessibility		

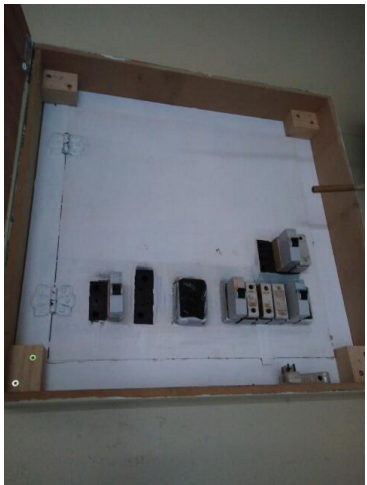

Location	Shed 8, External, 033, South Perimeter		Sample Number	30 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	2	
	Recommendation	Manage and Label		
Comments:				

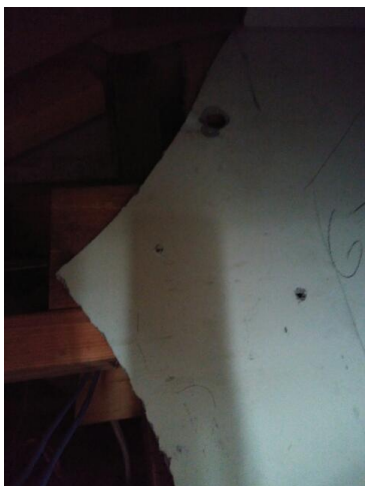

Location	Winding House, External, 036, Roof		Sample Number	31 (SP)
 	Item / Position	Corrugated Cement Roof and Flashing		
	Material:	Cement Product		
	Extent	20m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Remove		
Comments:	Restrict access. Removal will be required when site plans are confirmed.			



Location		Winding House, External, 038, North Wall		Sample Number	32 (SP)
 	Item / Position	Cement Pipe			
	Material:	Cement Product			
	Extent	1no			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Partially unsealed	2		
	Asbestos Type	Presumed Asbestos	3		
	Material Assessment	Medium	7		
	Recommendation	Remove			
	Comments:	Manage & Label until removal can occur			



Location		Slipway Storage Building, External, 041, Slipway		Sample Number	35 (SP)
 	Item / Position	Cement Debris			
	Material:	Cement Product			
	Extent	All			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	High damage	3		
	Surface Treatment	Partially unsealed	2		
	Asbestos Type	Presumed Asbestos	3		
	Material Assessment	Medium	9		
	Recommendation	Remove			
	Comments:	Surface debris scattered over slipway area. Recommend grid handpick.			


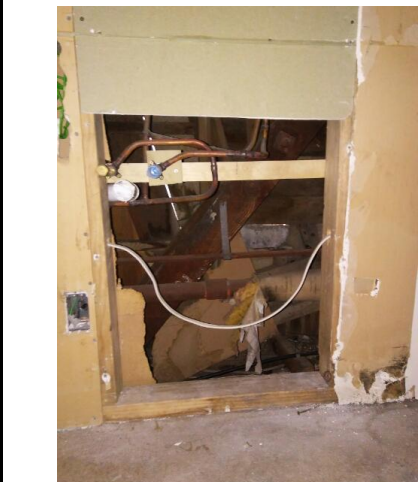
Location	Shipwrights Building, External, 044, Roof		Sample Number	36 (SP)
 	Item / Position	Corrugated Cement Roof and Flashing		
	Material:	Cement Product		
	Extent	500m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label		
	Comments:			



Location	Shed 8, Ground Floor, 050, Room 18		Sample Number	37 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	2	
	Recommendation	Manage and Label		
	Comments:	Black bituminous switchboard painted white		



Location	Shed 8, Ground Floor, 051, Old Workshop Rooms		Sample Number	39 (SP)
 	Item / Position	Wall and Ceiling Lining		
	Material:	Cement Product		
	Extent	Unknown		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label		
	Comments:	Material is concealed by false ceiling and wall linings. Full extent is unknown but all walls and ceiling in the marked locations (refer to drawings) are asbestos cement.		



Location	Shed 8, Ground Floor, 052, Sprinkler Valve Room		Sample Number	40 (SP)
 	Item / Position	Cement Door Panels		
	Material:	Cement Product		
	Extent	2no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label		
	Comments:	Encapsulate or remove if items will remain long-term		



Location	Shed 8, Ground Floor, 053, Switchboard Room		Sample Number	41 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	2no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	3	
	Recommendation	Manage and Label		
	Comments:	A second switchboard is present in the adjacent room		

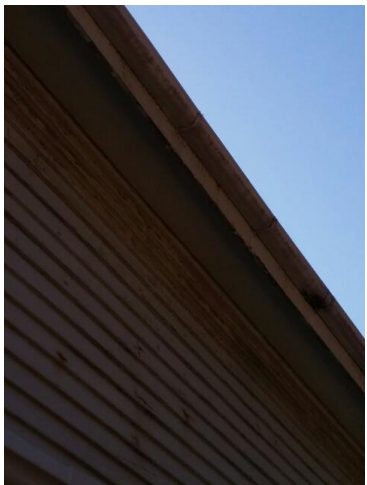

Location	Shed 8, 1st Floor, 031, Roof		Sample Number	42 (SP)
 	Item / Position	Guttering		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	8	
	Recommendation	Manage and Label		
	Comments:	Item documented where exposed to mezzanine offices interior. Recommend encapsulating and enclosing in this location if offices are to be reoccupied.		



Location	Shed 8, Ground Floor, 060, Workshop		Sample Number	43 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	2	
	Recommendation	Manage and Label		
Comments:				


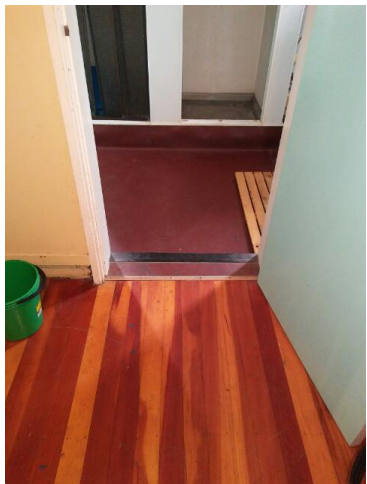
Location	Winding House, Ground Floor, 066, Interior		Sample Number	46 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	4	
	Recommendation	Manage and Label		
Comments:				



Location	Guard Hut, Ground Floor, 001, Interior		Sample Number	1 (P)
 	Item / Position	Electrical Fitting		
	Material:	PVC / Reinforced Plastics		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	3	
	Recommendation	Manage and Label		
	Comments:			



Location	Laundry Building, Ground Floor, 004, Boiler Room		Sample Number	3 (P)
 	Item / Position	Hot Water Cylinder		
	Material:	Suspected Asbestos		
	Extent	1no		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:	Hot Water Cylinders can contain a variety of ACMs including insulation, gaskets, wiring and reinforced plastics. As it is not usually possible to fully inspect the internals, HWCs should be presumed to contain asbestos as a precaution, unless proven otherwise.		



Location	Squash Courts, External, 025, Upper Eaves		Sample Number	16 (P)
 	Item / Position	Soffits		
	Material:	Cement Product		
	Extent	40lin m		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Very Low	4	
	Recommendation	Manage and Label		
	Comments:	Upper soffits appear to have been replaced, however due to height, detailed inspection was not possible. Even if this is a modern product, asbestos cement should be presumed to be concealed.		



Location	Squash Courts, Ground Floor, 033, Showers		Sample Number	24 (P)
 	Item / Position	Hot Water Cylinder		
	Material:	Suspected Asbestos		
	Extent	1no		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:	Hot Water Cylinders can contain a variety of ACMs including insulation, gaskets, wiring and reinforced plastics. As it is not usually possible to fully inspect the internals, HWCs should be presumed to contain asbestos as a precaution, unless proven otherwise.		



Location	Squash Courts, Ground Floor, 033, Showers		Sample Number	25 (P)
 	Item / Position	Edge Strip		
	Material:	Vinyl Products		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Very Low	4	
	Recommendation	Manage and Label		
Comments:				

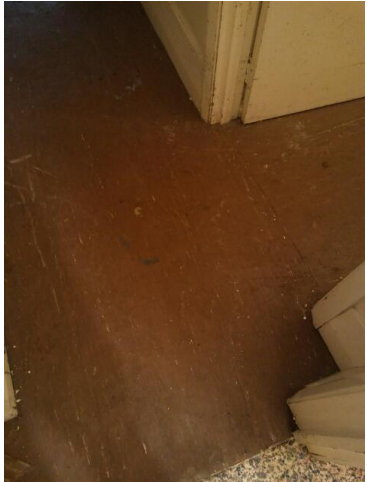

Location	Shed 8, External, 033, South Perimeter		Sample Number	27 (P)
 	Item / Position	Window Panel		
	Material:	Cement Product		
	Extent	2no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Crocidolite / Chrysotile	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
Comments:				



Location	Shed 8, External, 033, South Perimeter		Sample Number	28 (P)
 	Item / Position	Loose Cement Boards		
	Material:	Cement Product		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:	Boards appear modern, however, should be disposed of as asbestos waste as a precaution		


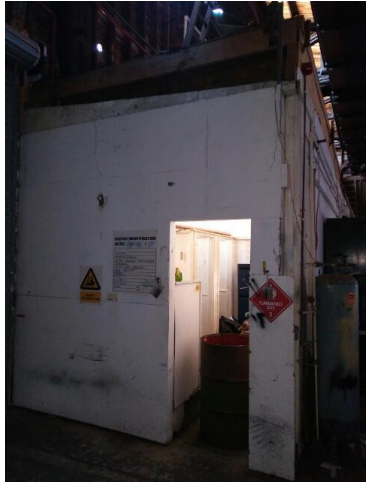
Location	Slipway Storage Building, External, 039, West Wall		Sample Number	34 (P)
 	Item / Position	Cement Board		
	Material:	Cement Product		
	Extent	2no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Low	6	
	Recommendation	Manage and Label		
	Comments:	Sample prior to disturbance or dispose of as asbestos waste as a precaution.		

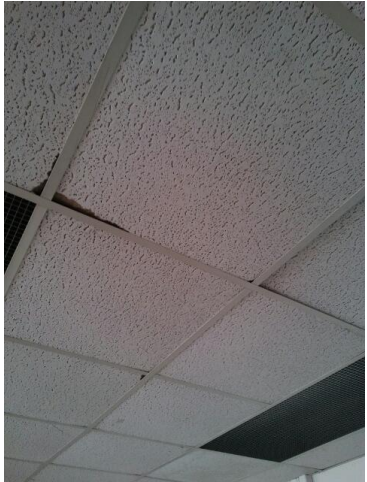

Location	Shed 8, Ground Floor, 046, North Hallway		Sample Number	BS022359 (PS)	
 	Item / Position	Vinyl Flooring			
	Material:	Vinyl Products			
	Extent	10m ²			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:				


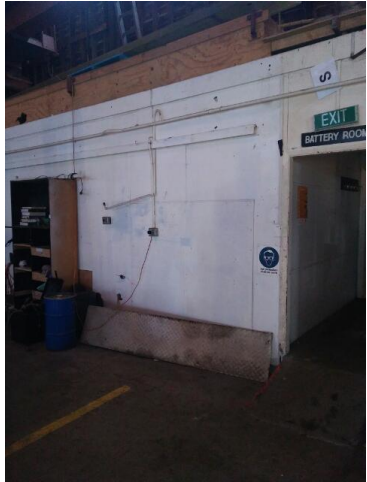
Location	Shed 8, Ground Floor, 047, Room 8		Sample Number	BS022361 (PS)	
 	Item / Position	Vinyl Flooring			
	Material:	Vinyl Products			
	Extent	10m ²			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:	Under carpet			


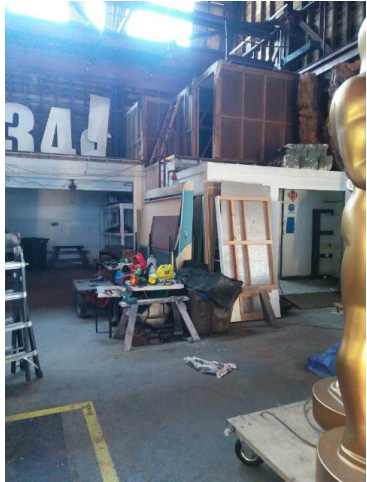
Location	Shed 8, Ground Floor, 048, Room 14		Sample Number	BS022362 (PS)	
 	Item / Position	Vinyl Flooring - Brown			
	Material:	Vinyl Products			
	Extent	20m ²			
	Product Type	N/A			N/A
	Condition	N/A			N/A
	Surface Treatment	N/A			N/A
	Asbestos Type	NAD			N/A
	Material Assessment	N/A			0
	Recommendation	No further action required			
	Comments:				


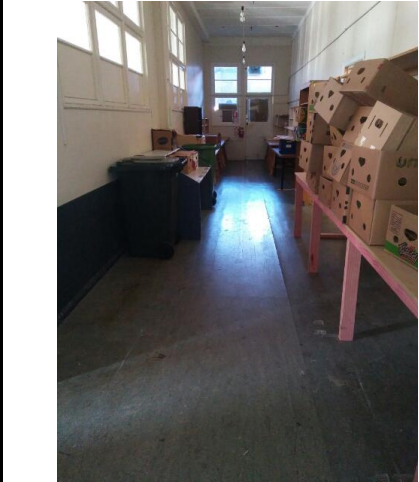
Location	Shed 8, Ground Floor, 049, Room 14		Sample Number	BS022363 (PS)	
 	Item / Position	Vinyl Flooring - Black			
	Material:	Vinyl Products			
	Extent	10m ²			
	Product Type	N/A			N/A
	Condition	N/A			N/A
	Surface Treatment	N/A			N/A
	Asbestos Type	NAD			N/A
	Material Assessment	N/A			0
	Recommendation	No further action required			
	Comments:				

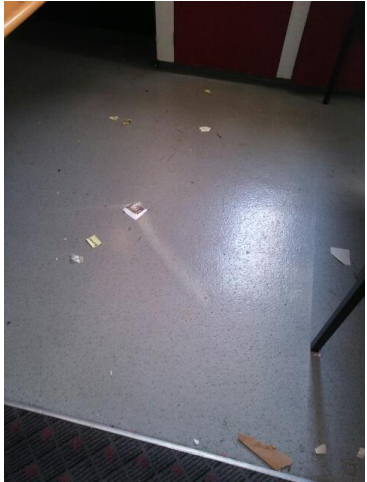

Location	Shed 8, Ground Floor, 059, Toilet		Sample Number	BS022365 (PS)	
 	Item / Position	Cladding and Partitions			
	Material:	Cement Product			
	Extent	50m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Chrysotile	1		
	Material Assessment	Very Low	4		
	Recommendation	Manage and Label			
	Comments:				



Location	Shed 8, 1st Floor, 055, Mezzanine Offices		Sample Number	BS022365 (PS)	
 	Item / Position	Ceiling Tiles			
	Material:	Insulating Board			
	Extent	100m ²			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:				



Location	Shed 8, Ground Floor, 058, South Workshop Rooms		Sample Number	BS022366 (PS)	
 	Item / Position	Cement Panel			
	Material:	Cement Product			
	Extent	3m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Amosite / Chrysotile	2		
	Material Assessment	Low	5		
	Recommendation	Manage and Label			
	Comments:	Single section of cement panelling over wood cladding.			



Location	Shed 8, Ground Floor, 058, South Workshop Rooms		Sample Number	BS022367 (PS)	
 	Item / Position	Wall and Ceiling Linings			
	Material:	Cement Product			
	Extent	100m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Chrysotile	1		
	Material Assessment	Very Low	4		
	Recommendation	Manage and Label			
	Comments:				



Location		Shed 8, Ground Floor, 062, Eastern Corridor		Sample Number	BS022368 (PS)
		Item / Position	Vinyl Flooring		
		Material:	Vinyl Products		
		Extent	100m ²		
		Product Type	N/A	N/A	
		Condition	N/A	N/A	
		Surface Treatment	N/A	N/A	
		Asbestos Type	NAD	N/A	
		Material Assessment	N/A	0	
		Recommendation	No further action required		
		Comments:			



Location		Shed 8, Ground Floor, 064, Eastern Room Kitchenette		Sample Number	BS022369 (PS)
		Item / Position	Vinyl Flooring		
		Material:	Vinyl Products		
		Extent	8m ²		
		Product Type	N/A	N/A	
		Condition	N/A	N/A	
		Surface Treatment	N/A	N/A	
		Asbestos Type	NAD	N/A	
		Material Assessment	N/A	0	
		Recommendation	No further action required		
		Comments:			



Location	Shed 8, Ground Floor, 065, South East Room		Sample Number	BS022370 (PS)	
 	Item / Position	Red Vinyl Flooring			
	Material:	Vinyl Products			
	Extent	Unknown			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Medium damage	2		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Chrysotile	1		
	Material Assessment	Low	5		
	Recommendation	Manage and Label			
	Comments:	Full extent is unclear and material may extend under more recent floor coverings			

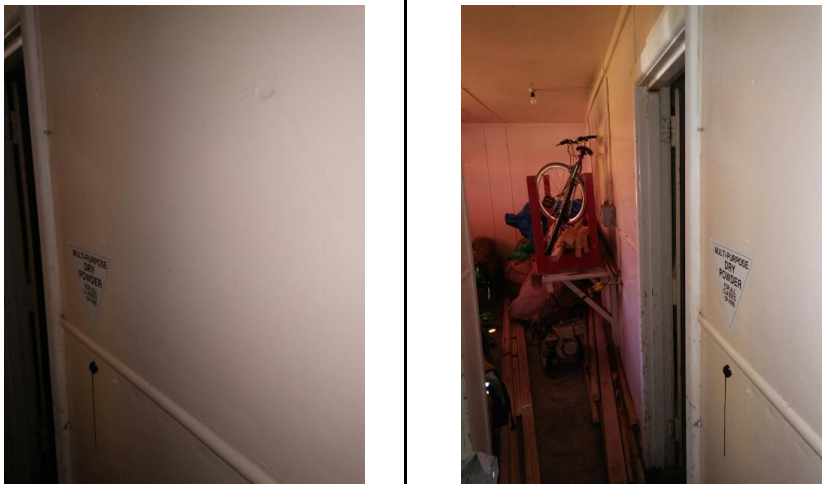
Location	Shed 8, Ground Floor, 065, South East Room		Sample Number	BS022371 (PS)	
 	Item / Position	Aqua Vinyl Flooring			
	Material:	Vinyl Products			
	Extent	All			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:				


Location		Shed 8, Ground Floor, 066, Toilet		Sample Number	BS022372 (PS)
		Item / Position	Wall, Ceiling Linings & Partitions		
		Material:	Cement Product		
		Extent	50m ²		
		Product Type	Asbestos reinforced composites etc.	1	
		Condition	Low damage	1	
		Surface Treatment	Completely sealed	0	
		Asbestos Type	Chrysotile	1	
		Material Assessment	Very Low	3	
		Recommendation	Manage and Label		
		Comments:			



Location		North Yard Bunker, External, 027, West Extension		Sample Number	BS022374 (PS)
		Item / Position	Cladding		
		Material:	Cement Product		
		Extent	12m ²		
		Product Type	Asbestos reinforced composites etc.	1	
		Condition	High damage	3	
		Surface Treatment	Partially unsealed	2	
		Asbestos Type	Chrysotile	1	
		Material Assessment	Medium	7	
		Recommendation	Remove		
		Comments:	Restrict access until material can be removed		



Location	Headquarters Building, External, 017, North Wall		Sample Number	BS022375 (PS)	
 	Item / Position	Porch Lining			
	Material:	Cement Product			
	Extent	30m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Chrysotile	1		
	Material Assessment	Very Low	4		
	Recommendation	Manage and Label			
	Comments:	Internal and external lining			


Location	Headquarters Building, External, 017, North Wall		Sample Number	BS022376 (PS)	
 	Item / Position	Cement Board - Gas Services Cover			
	Material:	Cement Product			
	Extent	3m ²			
	Product Type	N/A	N/A		
	Condition	N/A	N/A		
	Surface Treatment	N/A	N/A		
	Asbestos Type	NAD	N/A		
	Material Assessment	N/A	0		
	Recommendation	No further action required			
	Comments:				

Location	Laundry Building, Ground Floor, 009, Entry and Main Room		Sample Number	BS022382 (PS)	
	Item / Position	Wall Lining			
	Material:	Cement Product			
	Extent	50m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Good condition	0		
	Surface Treatment	Completely sealed	0		
	Asbestos Type	Chrysotile	1		
	Material Assessment	Very Low	2		
	Recommendation	Manage and Label			
	Comments:				

Location	Laundry Building, External, 010, South Entrance		Sample Number	BS022383 (PS)	
	Item / Position	Porch Cladding and Soffit			
	Material:	Cement Product			
	Extent	12m ²			
	Product Type	Asbestos reinforced composites etc.	1		
	Condition	Low damage	1		
	Surface Treatment	Surface sealed	1		
	Asbestos Type	Chrysotile	1		
	Material Assessment	Very Low	4		
	Recommendation	Manage and Label			
	Comments:	Cladding is external and internal to porch			

Location	Squash Courts, External, 021, East Porch	Sample Number	BS023703 (PS)
 	Item / Position	Lining	
	Material:	Cement Product	
	Extent	12m ²	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Low damage	1
	Surface Treatment	Surface sealed	1
	Asbestos Type	Amosite / Chrysotile	2
	Material Assessment	Low	5
	Recommendation	Manage and Label	
Comments:			

Location	Guard Hut, External, 003, Walls	Sample Number	BS023704 (PS)
 	Item / Position	Cladding	
	Material:	Cement Product	
	Extent	100m ²	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Low damage	1
	Surface Treatment	Surface sealed	1
	Asbestos Type	Amosite / Crocidolite / Chrysotile	3
	Material Assessment	Low	6
	Recommendation	Repair, Manage & Label	
Comments:			

Location	Guard Hut, Ground Floor, 002, Toilet		Sample Number	BS023705 (PS)																															
			<table border="1"> <tr> <td data-bbox="990 233 1227 280">Item / Position</td> <td colspan="2" data-bbox="1227 233 2152 280">Vinyl Flooring</td> </tr> <tr> <td data-bbox="990 280 1227 328">Material:</td> <td colspan="2" data-bbox="1227 280 2152 328">Vinyl Products</td> </tr> <tr> <td data-bbox="990 328 1227 376">Extent</td> <td colspan="2" data-bbox="1227 328 2152 376">2m²</td> </tr> <tr> <td data-bbox="990 376 1227 424">Product Type</td> <td data-bbox="1227 376 2033 424">N/A</td> <td data-bbox="2033 376 2152 424">N/A</td> </tr> <tr> <td data-bbox="990 424 1227 472">Condition</td> <td data-bbox="1227 424 2033 472">N/A</td> <td data-bbox="2033 424 2152 472">N/A</td> </tr> <tr> <td data-bbox="990 472 1227 520">Surface Treatment</td> <td data-bbox="1227 472 2033 520">N/A</td> <td data-bbox="2033 472 2152 520">N/A</td> </tr> <tr> <td data-bbox="990 520 1227 568">Asbestos Type</td> <td data-bbox="1227 520 2033 568">NAD</td> <td data-bbox="2033 520 2152 568">N/A</td> </tr> <tr> <td data-bbox="990 568 1227 616">Material Assessment</td> <td data-bbox="1227 568 2033 616">N/A</td> <td data-bbox="2033 568 2152 616">0</td> </tr> <tr> <td data-bbox="990 616 1227 663">Recommendation</td> <td colspan="2" data-bbox="1227 616 2152 663">No further action required</td> </tr> <tr> <td data-bbox="990 663 1227 729">Comments:</td> <td colspan="2" data-bbox="1227 663 2152 729"></td> </tr> </table>			Item / Position	Vinyl Flooring		Material:	Vinyl Products		Extent	2m ²		Product Type	N/A	N/A	Condition	N/A	N/A	Surface Treatment	N/A	N/A	Asbestos Type	NAD	N/A	Material Assessment	N/A	0	Recommendation	No further action required		Comments:		
Item / Position	Vinyl Flooring																																		
Material:	Vinyl Products																																		
Extent	2m ²																																		
Product Type	N/A	N/A																																	
Condition	N/A	N/A																																	
Surface Treatment	N/A	N/A																																	
Asbestos Type	NAD	N/A																																	
Material Assessment	N/A	0																																	
Recommendation	No further action required																																		
Comments:																																			



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to
17/10/2019

Site: Shelly Bay Complex

Guard Hut									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	001 / Interior	Ceiling Lining - Cement Product	4m ²	Low damage	Surface sealed	XBS0237 04	Amosite / Crocidolite / Chrysotile	6	Manage and Label
Ground Floor	001 / Interior	Wall Lining - Cement Product	12m ²	Low damage	Surface sealed	XBS0237 04	Presumed Asbestos	6	Manage and Label
External	004 / Awning	Cement Board Lining - Cement Product	2m ²	Low damage	Completely sealed	XBS0237 04	Amosite / Crocidolite / Chrysotile	5	Manage and Label
Ground Floor	001 / Interior	Electrical Fitting - PVC / Reinforced Plastics	1no	Low damage	Completely sealed	P001	Chrysotile	3	Manage and Label
External	003 / Walls	Cladding - Cement Product	100m ²	Low damage	Surface sealed	PSBS023 704	Amosite / Crocidolite / Chrysotile	6	Repair, Manage & Label

Headquarters Building									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	014 / Drains	Debris - Suspected Asbestos	All	High damage	Unsealed	X009	Presumed Asbestos	12	Remove
External	016 / West Entrance	Soffit - Cement Product	3m ²	Low damage	Surface sealed	X011	Presumed Asbestos	6	Manage and Label
External	012 / Roof	Corrugated Cement Roofing - Cement Product	1000m ²	Low damage	Surface sealed	SP009	Presumed Asbestos	6	Manage and Label
External	012 / Roof	Flashing & Ridge Capping - Cement Product	All	Low damage	Surface sealed	SP010	Presumed Asbestos	6	Manage and Label
External	013 / Eaves	Soffits - Cement Product	60lin m	Low damage	Surface sealed	SP011	Presumed Asbestos	6	Manage and Label



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to
17/10/2019

Site: Shelly Bay Complex

Headquarters Building									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	017 / North Wall	Porch Lining - Cement Product	30m ²	Low damage	Surface sealed	PSBS022 375	Chrysotile	4	Manage and Label

Laundry Building									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	004 / Boiler Room	Wall Lining - Cement Product	50m ²	Medium damage	Surface sealed	S004	Amosite / Chrysotile	6	Manage and Label
Ground Floor	005 / Roof Void	Pipe Lagging - Insulation	All	High damage	Unsealed	S005	Chrysotile	10	Remove
Ground Floor	007 / Drying Room	Wall and Ceiling Lining - Cement Product	50m ²	Low damage	Surface sealed	X004	Amosite / Chrysotile	5	Manage and Label
Ground Floor	008 / Store Room	Wall Lining - Cement Product	30m ²	Low damage	Surface sealed	X004	Amosite / Chrysotile	5	Encapsulate, Label and Manage
External	006 / North Wall	Vent Cover - Cement Product	1no	Medium damage	Completely sealed	SP006	Presumed Asbestos	6	Manage and Label
External	006 / North Wall	Cement Debris - Cement Product	Unknown	High damage	Partially unsealed	SP007	Presumed Asbestos	9	Remove
Ground Floor	008 / Store Room	Switchboard - Bituminous Product	1no	Low damage	Completely sealed	SP008	Chrysotile	3	Manage and Label
Ground Floor	004 / Boiler Room	Hot Water Cylinder - Suspected Asbestos	1no	Good condition	Completely sealed	P003	Presumed Asbestos	6	Manage and Label
Ground Floor	009 / Entry and Main Room	Wall Lining - Cement Product	50m ²	Good condition	Completely sealed	PSBS022 382	Chrysotile	2	Manage and Label
External	010 / South Entrance	Porch Cladding and Soffit - Cement Product	12m ²	Low damage	Surface sealed	PSBS022 383	Chrysotile	4	Manage and Label



ASBESTOS REGISTER

Client: Wellington City Council

Site: Shelly Bay Complex

Date Surveyed: 19/09/2019 to 17/10/2019

North Yard Bunker									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	027 / South External Wall	Soffit & Fascia - Cement Product	40linm	High damage	Partially unsealed	S018	Amosite / Chrysotile	8	Remove
External	027 / West Extension	Debris - Cement Product	All	High damage	Partially unsealed	XBS022374	Chrysotile	7	Remove
External	027 / West Extension	Cladding - Cement Product	12m ²	High damage	Partially unsealed	PSBS022374	Chrysotile	7	Remove

Shed 8									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	051 / Old Workshop Rooms	Wall & Ceiling Lining - Insulating Board	Unknown	Low damage	Partially unsealed	S038	Amosite / Chrysotile	7	Manage and Label
Ground Floor	063 / Eastern Room	Electrical Fitting - PVC / Reinforced Plastics	1no	Good condition	Completely sealed	X001	Presumed Asbestos	4	Manage and Label
Ground Floor	057 / Workshop Roof Structure	Pipe Lagging - Insulation	Unknown	High damage	Unsealed	X005	Chrysotile	10	Remove
Ground Floor	060 / Workshop	Pipe Lagging - Insulation	Unknown	High damage	Unsealed	X005	Chrysotile	10	Remove
Ground Floor	061 / Corridor Ceiling Void	Pipe Lagging - Insulation	Unknown	High damage	Unsealed	X005	Chrysotile	10	Remove
Ground Floor	068 / Artist Tenancy Mezzanine	Pipe Lagging - Insulation	10lin m	High damage	Unsealed	X005	Chrysotile	10	Remove



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to
17/10/2019

Site: Shelly Bay Complex

Shed 8									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	068 / Artist Tenancy Mezzanine	Pipe Lagging - Insulation	1lin m	High damage	Unsealed	X005	Chrysotile	10	Remove
1st Floor	056 / Mezzanine Offices Ceiling Void	Pipe Lagging - Insulation	Unknown	High damage	Unsealed	X005	Chrysotile	10	Remove
External	030 / East External Wall	Cement Rain Hoppers - Cement Product	4no	Low damage	Surface sealed	X019	Presumed Asbestos	6	Manage and Label
Ground Floor	067 / Artist Tenancy	Cement Panels - Cement Product	30m ²	Low damage	Surface sealed	X022	Presumed Asbestos	6	Encapsulate, Label and Manage
External	031 / Roof	Corrugated Cement Roof - Cement Product	1000m ²	Low damage	Surface sealed	X036	Presumed Asbestos	6	Manage and Label
Ground Floor	053 / Switchboard Room	Wall and Ceiling Lining - Cement Product	40m ²	High damage	Partially unsealed	X039	Presumed Asbestos	9	Remove
Ground Floor	054 / Toilet	Wall Lining - Cement Product	10m ²	Good condition	Surface sealed	X039	Presumed Asbestos	5	Manage and Label
Ground Floor	067 / Artist Tenancy	Cement Guttering - Cement Product	30lin m	Low damage	Surface sealed	X042	Presumed Asbestos	6	Encapsulate, Label and Manage
External	029 / West External Wall	Cement Rain Hoppers - Cement Product	5no	Low damage	Surface sealed	SP019	Presumed Asbestos	6	Manage and Label
External	030 / East External Wall	Cement Downpipes - Cement Product	4no	Medium damage	Partially unsealed	SP020	Presumed Asbestos	8	Manage and Label, Address Drainage Issues
External	031 / Roof	Cement Flashing - Cement Product	All	Medium damage	Partially unsealed	SP021	Presumed Asbestos	8	Manage and Label
External	031 / Roof	Flat Sheet Cement Boards - Cement Product	All	Low damage	Surface sealed	SP022	Presumed Asbestos	6	Manage and Label



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	033 / South Perimeter	Gasket Debris - Gaskets (compressed)	1no	N/A	N/A	SP026	N/A	N/A	No action required
External	033 / South Perimeter	Corrugated Cement Roofing - Cement Product	5m ²	Medium damage	Partially unsealed	SP029	Presumed Asbestos	8	Remove
External	033 / South Perimeter	Switchboard - Bituminous Product	1no	Good condition	Completely sealed	SP030	Chrysotile	2	Manage and Label
Ground Floor	050 / Room 18	Switchboard - Bituminous Product	1no	Good condition	Completely sealed	SP037	Chrysotile	2	Manage and Label
Ground Floor	051 / Old Workshop Rooms	Wall and Ceiling Lining - Cement Product	Unknown	Medium damage	Partially unsealed	SP039	Presumed Asbestos	8	Manage and Label
Ground Floor	052 / Sprinkler Valve Room	Cement Door Panels - Cement Product	2no	Medium damage	Partially unsealed	SP040	Presumed Asbestos	8	Manage and Label
Ground Floor	053 / Switchboard Room	Switchboard - Bituminous Product	2no	Good condition	Surface sealed	SP041	Chrysotile	3	Manage and Label
1st Floor	031 / Roof	Guttering - Cement Product	All	Medium damage	Partially unsealed	SP042	Presumed Asbestos	8	Manage and Label
Ground Floor	060 / Workshop	Switchboard - Bituminous Product	1no	Good condition	Completely sealed	SP043	Chrysotile	2	Manage and Label
External	033 / South Perimeter	Window Panel - Cement Product	2no	Low damage	Surface sealed	P027	Amosite / Crocidolite / Chrysotile	6	Manage and Label
External	033 / South Perimeter	Loose Cement Boards - Cement Product	All	Low damage	Surface sealed	P028	Presumed Asbestos	6	Manage and Label
Ground Floor	059 / Toilet	Cladding and Partitions - Cement Product	50m ²	Low damage	Surface sealed	PSBS022 365	Chrysotile	4	Manage and Label



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	058 / South Workshop Rooms	Cement Panel - Cement Product	3m ²	Low damage	Surface sealed	PSBS022 366	Amosite / Chrysotile	5	Manage and Label
Ground Floor	058 / South Workshop Rooms	Wall and Ceiling Linings - Cement Product	100m ²	Low damage	Surface sealed	PSBS022 367	Chrysotile	4	Manage and Label
Ground Floor	065 / South East Room	Red Vinyl Flooring - Vinyl Products	Unknown	Medium damage	Surface sealed	PSBS022 370	Chrysotile	5	Manage and Label
Ground Floor	066 / Toilet	Wall, Ceiling Linings & Partitions - Cement Product	50m ²	Low damage	Completely sealed	PSBS022 372	Chrysotile	3	Manage and Label

Shipwrights Building									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	045 / Perimeter	Debris and Run-off - Cement Product	All	High damage	Unsealed	X036	Presumed Asbestos	10	Remove
External	044 / Roof	Corrugated Cement Roof and Flashing - Cement Product	500m ²	Medium damage	Partially unsealed	SP036	Presumed Asbestos	8	Manage and Label

Slipway Storage Building									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	038 / Roof	Bitumen Roofing - Bituminous Product	50m ²	High damage	Partially unsealed	S033	Chrysotile	7	Remove



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to
17/10/2019

Site: Shelly Bay Complex

Slipway Storage Building									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	041 / Slipway	Cement Debris - Cement Product	All	High damage	Partially unsealed	SP035	Presumed Asbestos	9	Remove
External	039 / West Wall	Cement Board - Cement Product	2no	Low damage	Surface sealed	P034	Presumed Asbestos	6	Manage and Label

Squash Courts									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	018 / Roof	Corrugated Cement Roofing - Cement Product	200m ²	Low damage	Surface sealed	X009	Presumed Asbestos	6	Manage and Label
External	019 / Drains	Debris - Suspected Asbestos	All	High damage	Unsealed	X009	Presumed Asbestos	12	Remove
Ground Floor	032 / Interior	Wall Lining - Cement Product	100m ²	Low damage	Surface sealed	X014	Presumed Asbestos	6	Manage and Label
1st Floor	034 / Mezzanine Office	Wall Lining - Cement Product	20m ²	Good condition	Completely sealed	X014	Presumed Asbestos	4	Manage and Label
External	023 / Lower Ceiling Void	Cement Board - Cement Product	10m ²	Low damage	Surface sealed	X014	Presumed Asbestos	6	Manage and Label
External	020 / Lower Roof	Soffits - Cement Product	6lin m	Medium damage	Partially unsealed	SP012	Presumed Asbestos	8	Manage and Label
External	022 / Store Room	Switchboard - Bituminous Product	1no	Low damage	Completely sealed	SP013	Chrysotile	3	Manage and Label
External	023 / Lower Ceiling Void	Cement Boards - Cement Product	30m ²	Medium damage	Partially unsealed	SP014	Presumed Asbestos	8	Manage and Label



ASBESTOS REGISTER

Client: Wellington City Council

Date Surveyed: 19/09/2019 to
17/10/2019

Site: Shelly Bay Complex

Squash Courts									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	025 / Upper Eaves	Soffits - Cement Product	40lin m	Good condition	Completely sealed	P016	Presumed Asbestos	4	Manage and Label
Ground Floor	033 / Showers	Hot Water Cylinder - Suspected Asbestos	1no	Good condition	Completely sealed	P024	Presumed Asbestos	6	Manage and Label
Ground Floor	033 / Showers	Edge Strip - Vinyl Products	1no	Good condition	Completely sealed	P025	Presumed Asbestos	4	Manage and Label
External	021 / East Porch	Lining - Cement Product	12m ²	Low damage	Surface sealed	PSBS023 703	Amosite / Chrysotile	5	Manage and Label

Winding House									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	037 / Perimeter	Cement Debris - Cement Product	All	High damage	Unsealed	X031	Presumed Asbestos	10	Remove
External	036 / Roof	Corrugated Cement Roof and Flashing - Cement Product	20m ²	Medium damage	Partially unsealed	SP031	Presumed Asbestos	8	Remove
External	038 / North Wall	Cement Pipe - Cement Product	1no	Low damage	Partially unsealed	SP032	Presumed Asbestos	7	Remove
Ground Floor	066 / Interior	Switchboard - Bituminous Product	1no	Low damage	Surface sealed	SP046	Chrysotile	4	Manage and Label



NON-ASBESTOS REGISTER

Client: Wellington City Council

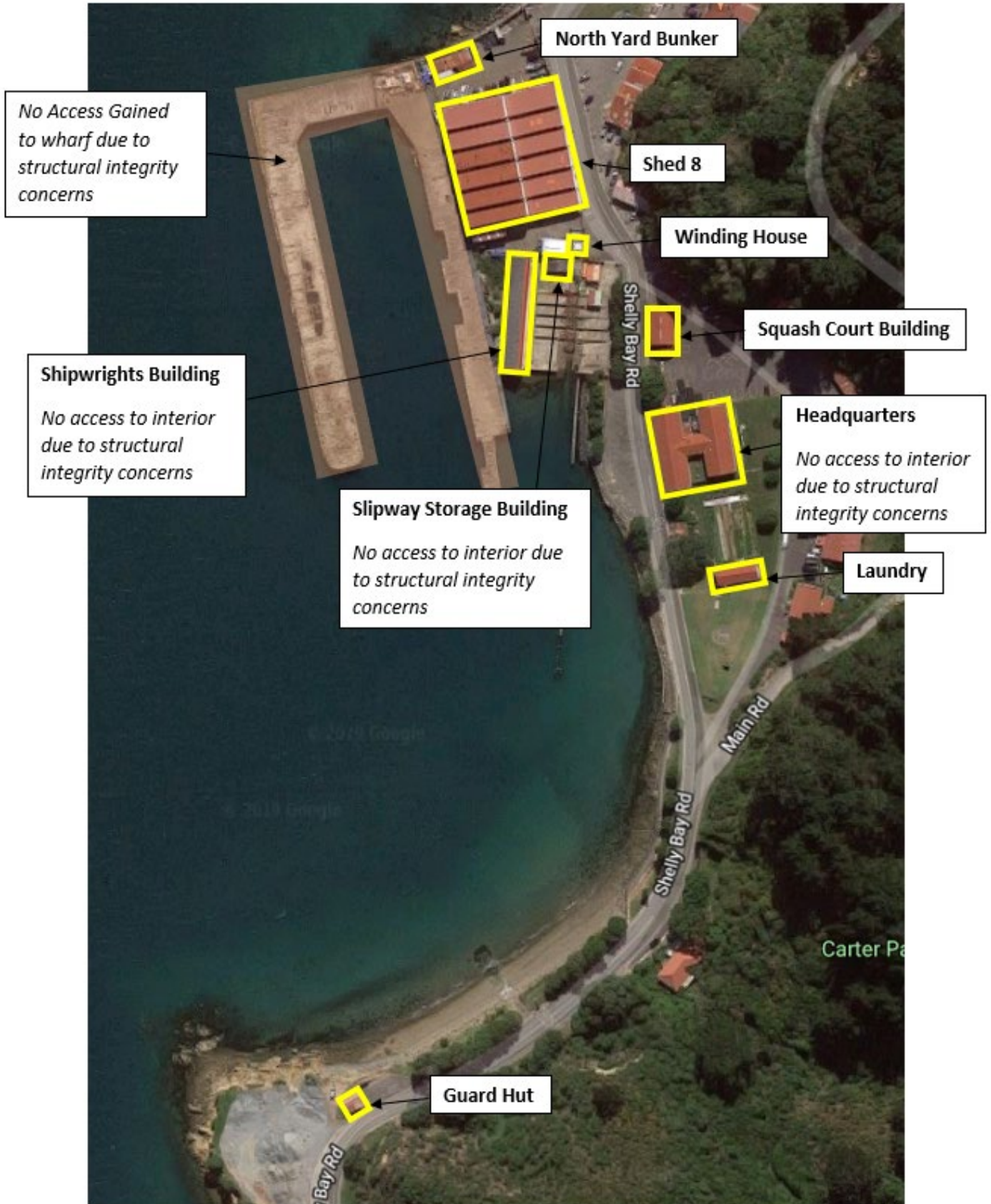
Date Surveyed: 19/09/2019 to
17/10/2019

Site: Shelly Bay Complex

Building	Floor	Area / Room	Item	Material
Guard Hut	Ground Floor	001 / Interior	Vinyl Flooring	Vinyl Products (NAD)
Guard Hut	Ground Floor	002 / Toilet	Vinyl Flooring	Vinyl Products (NAD)
Headquarters Building	External	017 / North Wall	Cement Board	Cement Product (NAD)
Shed 8	Ground Floor	046 / North Hallway	Vinyl Flooring	Vinyl Products (NAD)
Shed 8	Ground Floor	047 / Room 8	Vinyl Flooring	Vinyl Products (NAD)
Shed 8	Ground Floor	048 / Room 14	Vinyl Flooring	Vinyl Products (NAD)
Shed 8	Ground Floor	049 / Room 14	Vinyl Flooring	Vinyl Products (NAD)
Shed 8	Ground Floor	062 / Eastern Corridor	Vinyl Flooring	Vinyl Products (NAD)
Shed 8	Ground Floor	064 / Eastern Room Kitchenette	Vinyl Flooring	Vinyl Products (NAD)
Shed 8	Ground Floor	065 / South East Room	Vinyl Flooring	Paper Product (NAD)
Shed 8	Ground Floor	065 / South East Room	Aqua Vinyl Flooring	Vinyl Products (NAD)
Shed 8	1st Floor	055 / Mezzanine Offices	Ceiling Tiles	Insulating Board (NAD)
Shed 8	External	033 / South Perimeter	Gasket Debris	Gaskets (compressed) (Removed)
Squash Courts	Ground Floor	033 / Showers	Vinyl Flooring	Vinyl Products (NAD)
Squash Courts	External	024 / Store Room	Vinyl Flooring	Vinyl Products (NAD)

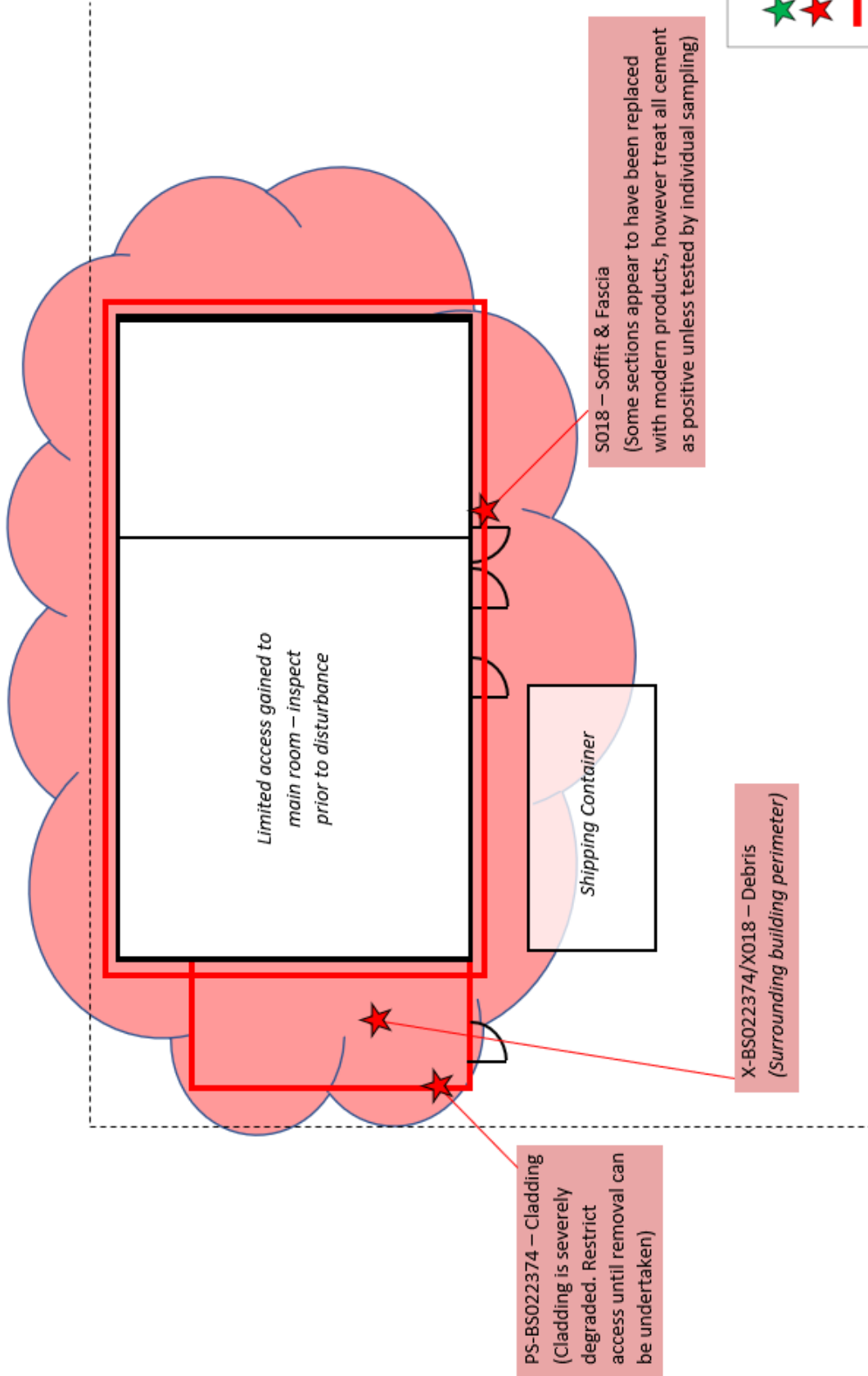
4.0 DRAWINGS

WCC Shelly Bay Buildings – Site Plan & Scope





Shelly Bay – North Yard Bunker



PS-BS022374 – Cladding
 (Cladding is severely degraded. Restrict access until removal can be undertaken)

S018 – Soffit & Fascia
 (Some sections appear to have been replaced with modern products, however treat all cement as positive unless tested by individual sampling)

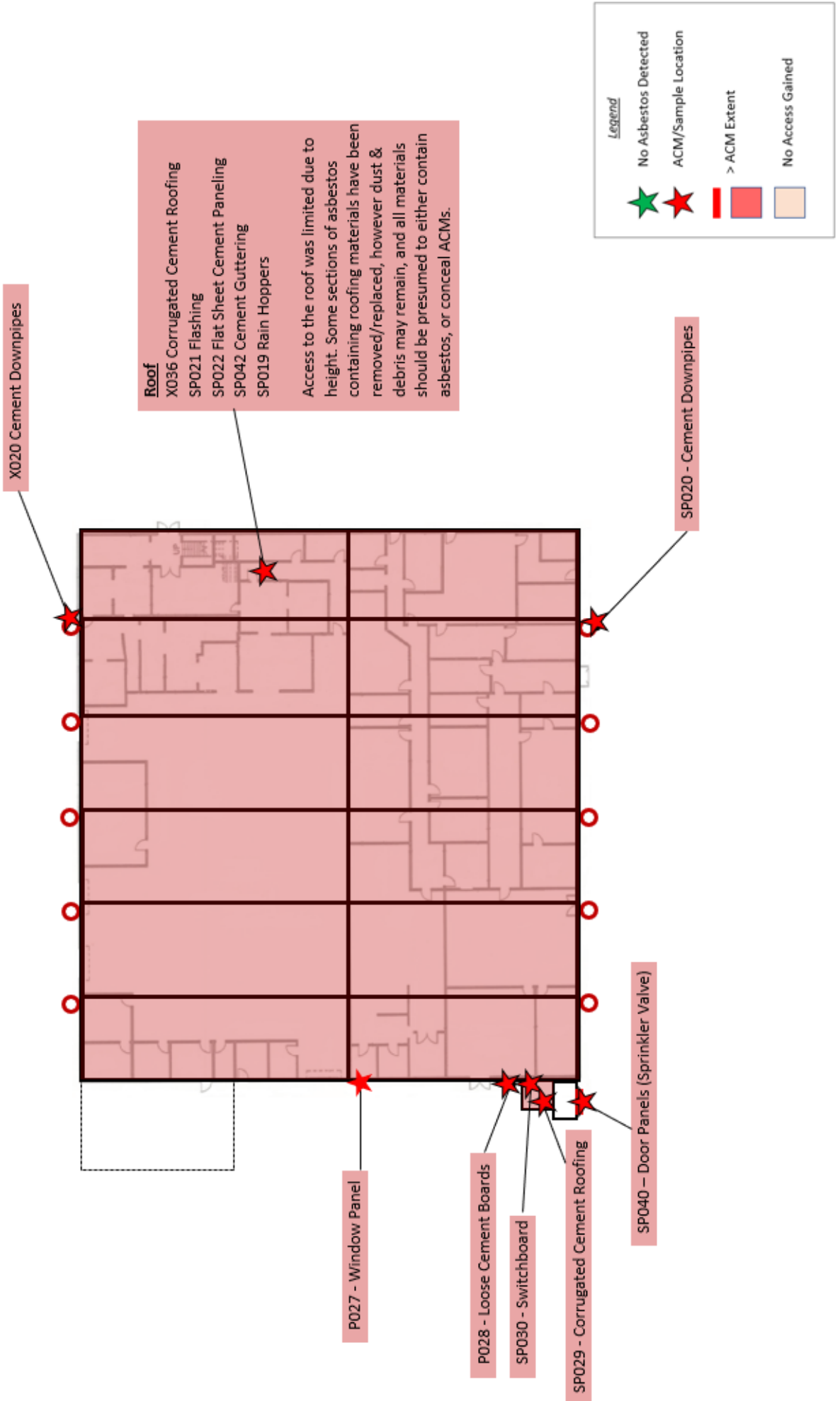
X-BS022374/X018 – Debris
 (Surrounding building perimeter)

Legend

- No Asbestos Detected
- ACM/Sample Location
- > ACM Extent
- > ACM Extent
- No Access Gained

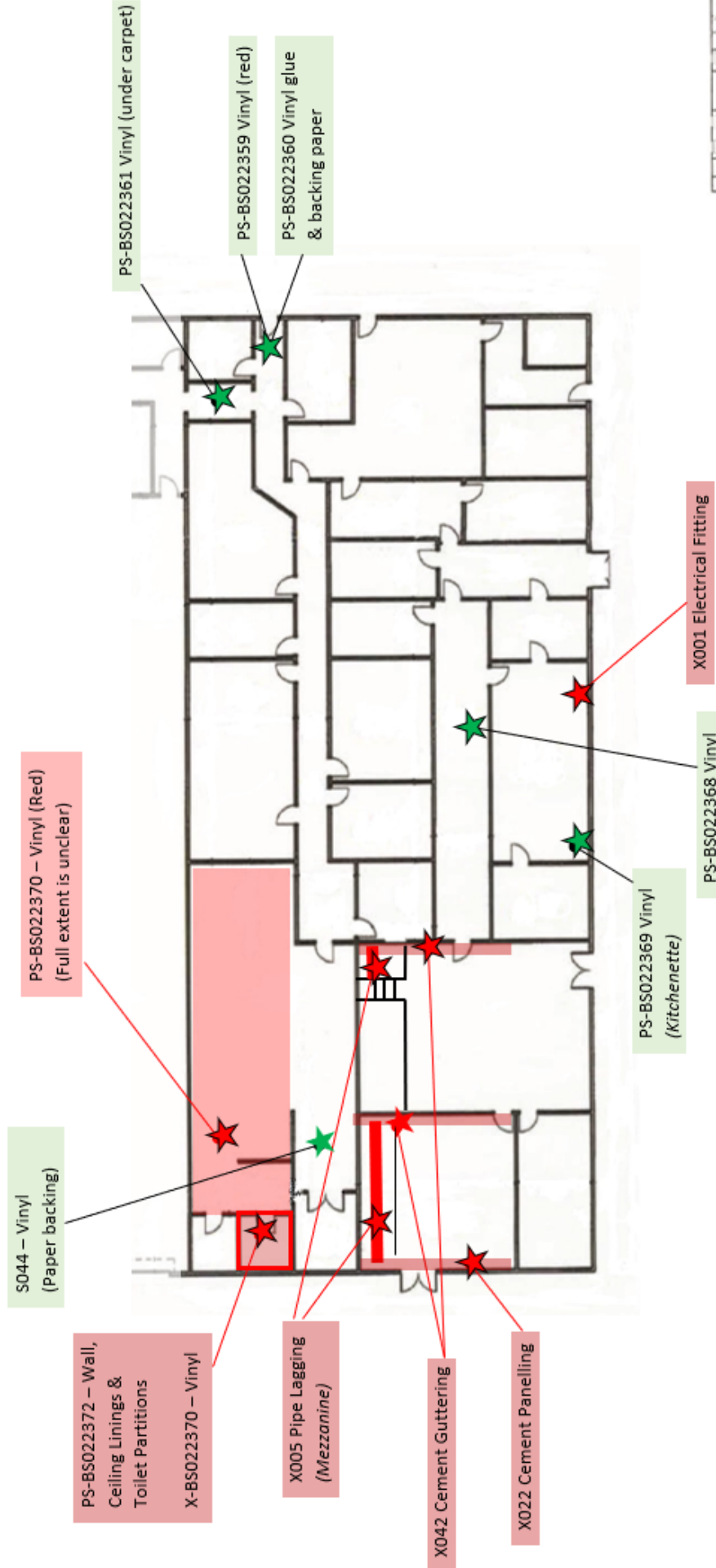


Shelly Bay – Shed 8 – External & Roofing





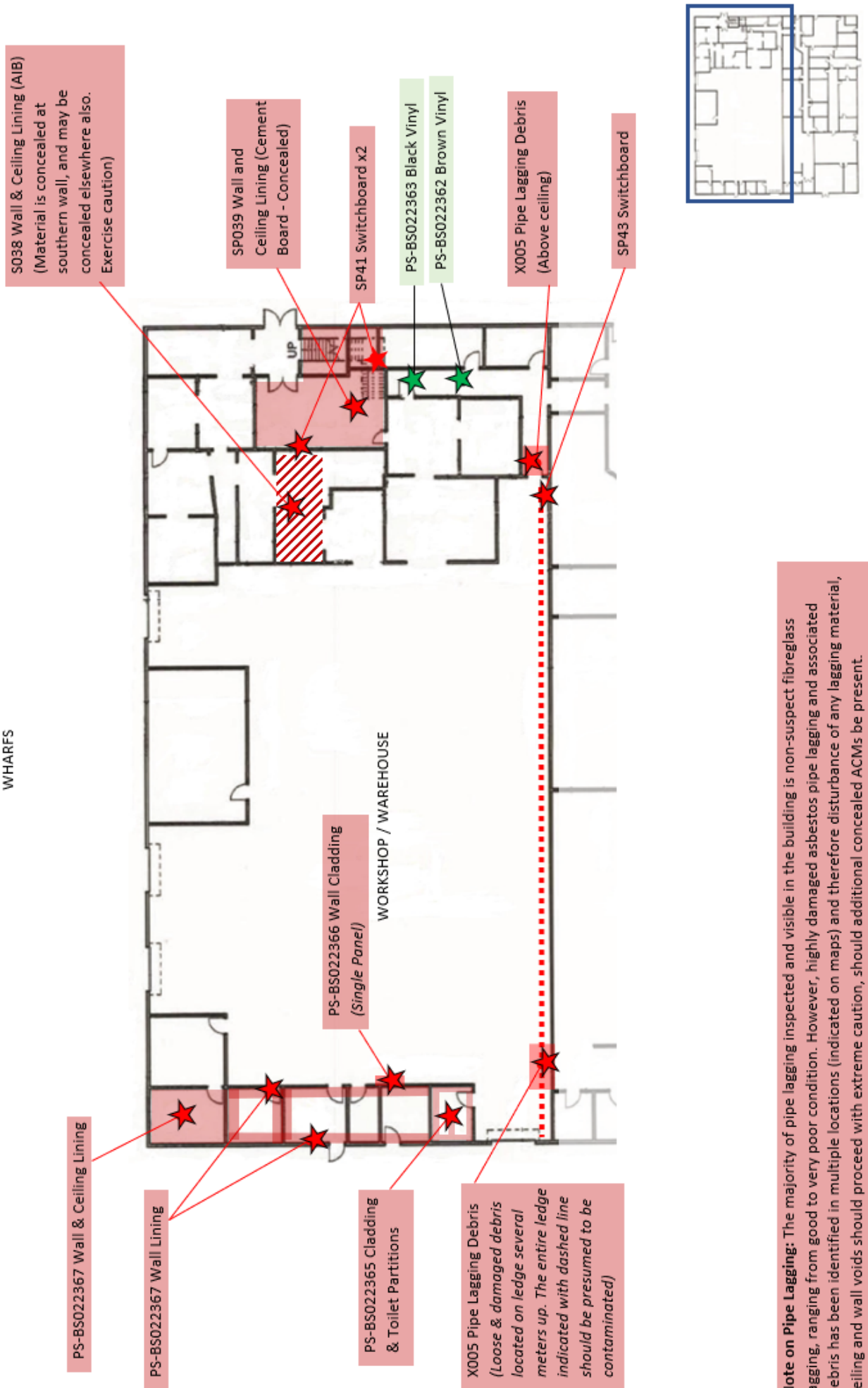
Shelly Bay – Shed 8 – Internal – Eastern Side



Note on Pipe Lagging: The majority of pipe lagging inspected and visible in the building is non-suspect fibreglass lagging, ranging from good to very poor condition. However, highly damaged asbestos pipe lagging and associated debris has been identified in multiple locations (indicated on maps) and therefore disturbance of any lagging material, ceiling and wall voids should proceed with extreme caution, should additional concealed ACMs be present.

Shelly Bay – Shed 8 – Internal – Western Side

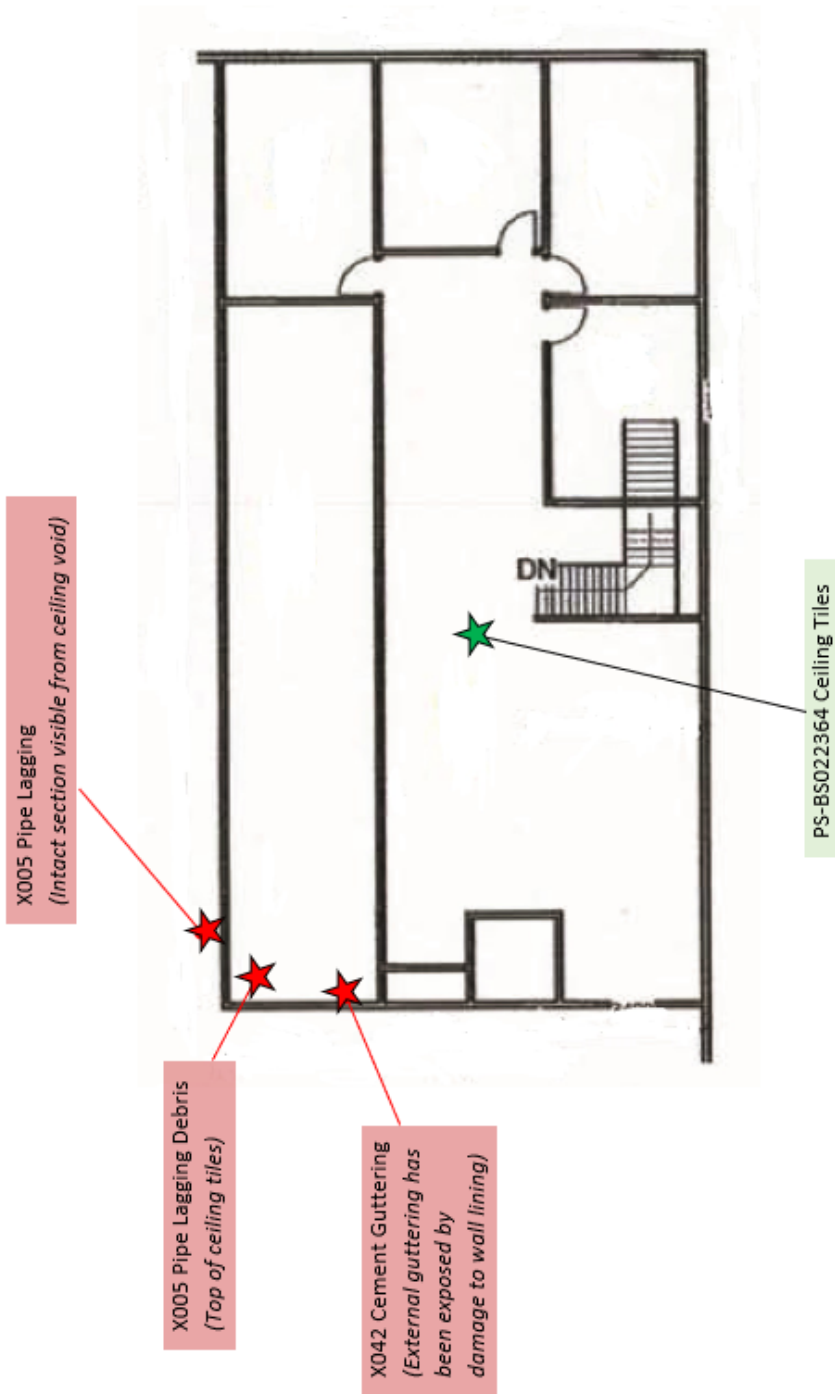
WHARFS



Note on Pipe Lagging: The majority of pipe lagging inspected and visible in the building is non-suspect fibreglass lagging, ranging from good to very poor condition. However, highly damaged asbestos pipe lagging and associated debris has been identified in multiple locations (indicated on maps) and therefore disturbance of any lagging material, ceiling and wall voids should proceed with extreme caution, should additional concealed ACMs be present.

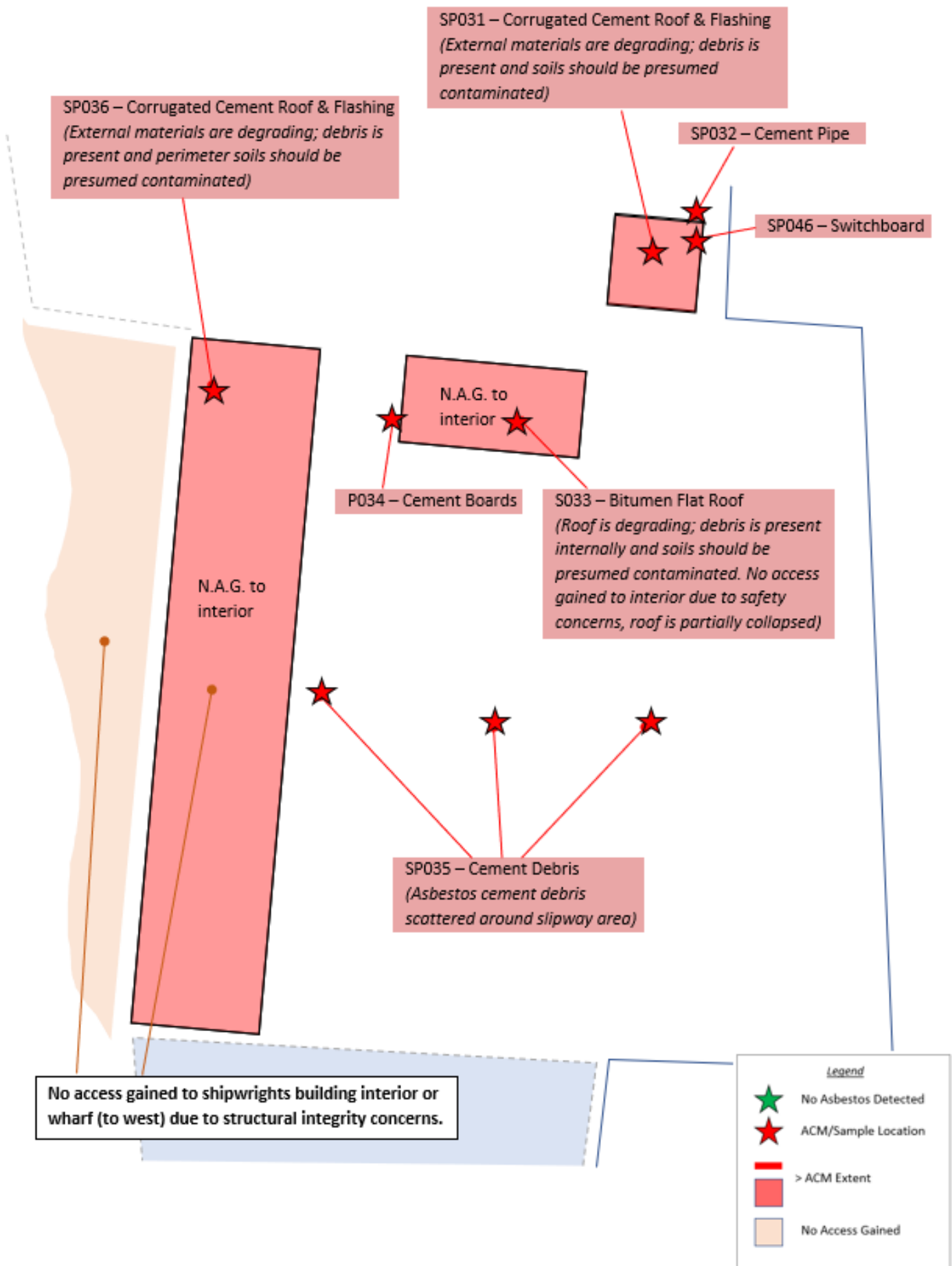


Shelly Bay – Shed 8 – Internal – First Floor



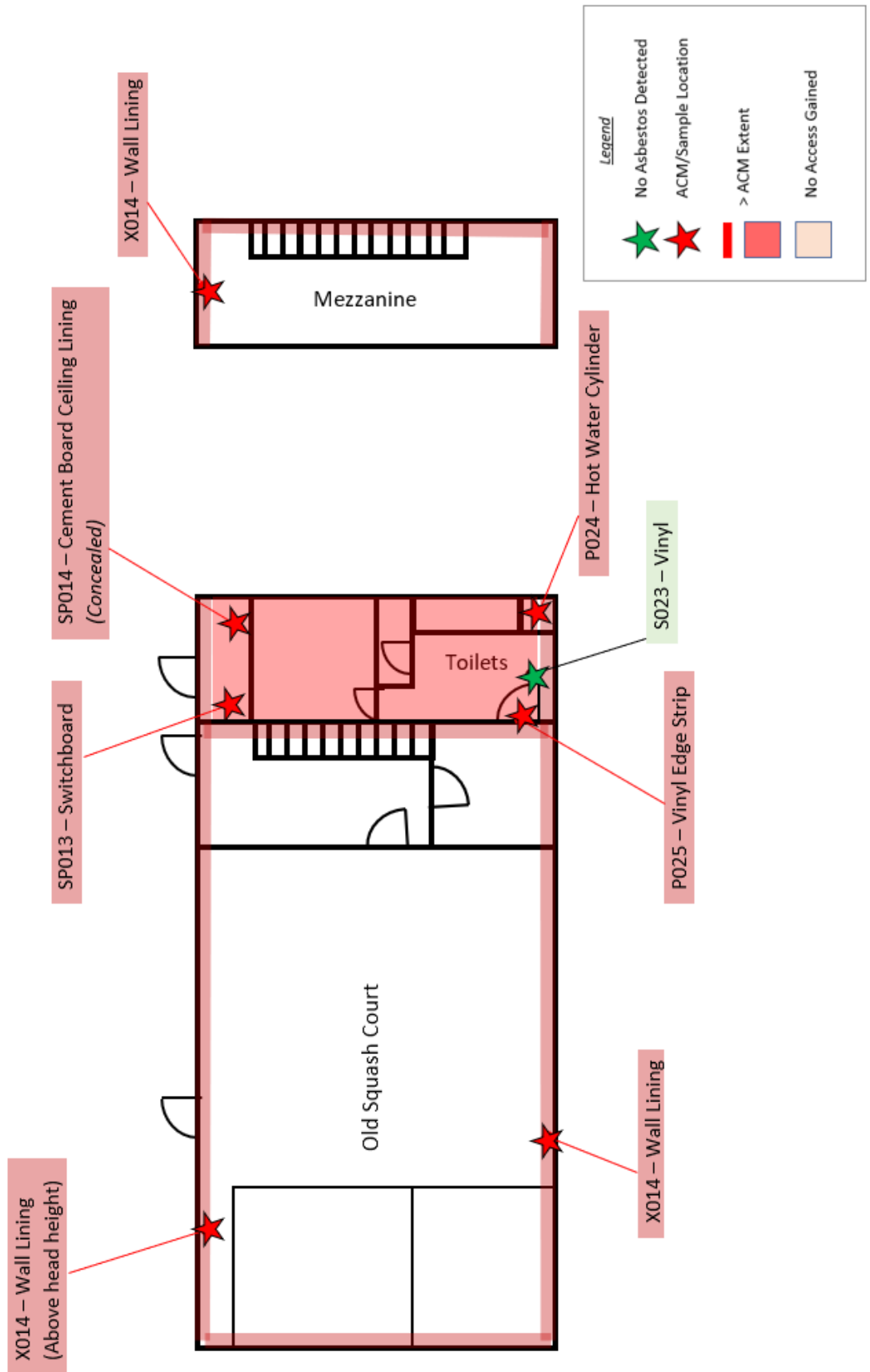
Note on Pipe Lagging: The majority of pipe lagging inspected and visible in the building is non-suspect fibreglass lagging, ranging from good to very poor condition. However, highly damaged asbestos pipe lagging and associated debris has been identified in multiple locations (indicated on maps) and therefore disturbance of any lagging material, ceiling and wall voids should proceed with extreme caution, should additional concealed ACMs be present.

Shelly Bay – South Yard Buildings & Slipway





Shelly Bay – Squash Building – Internal

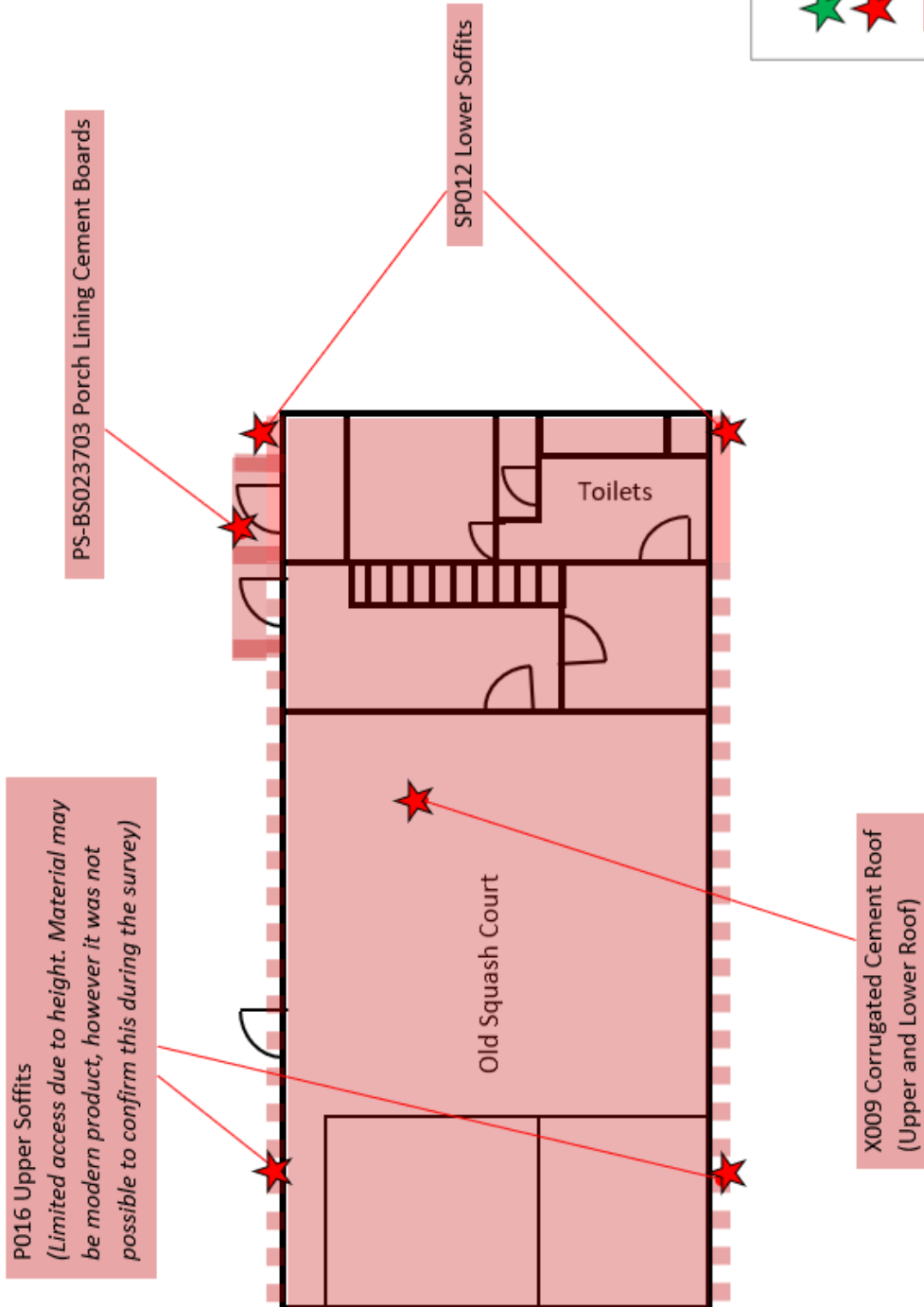




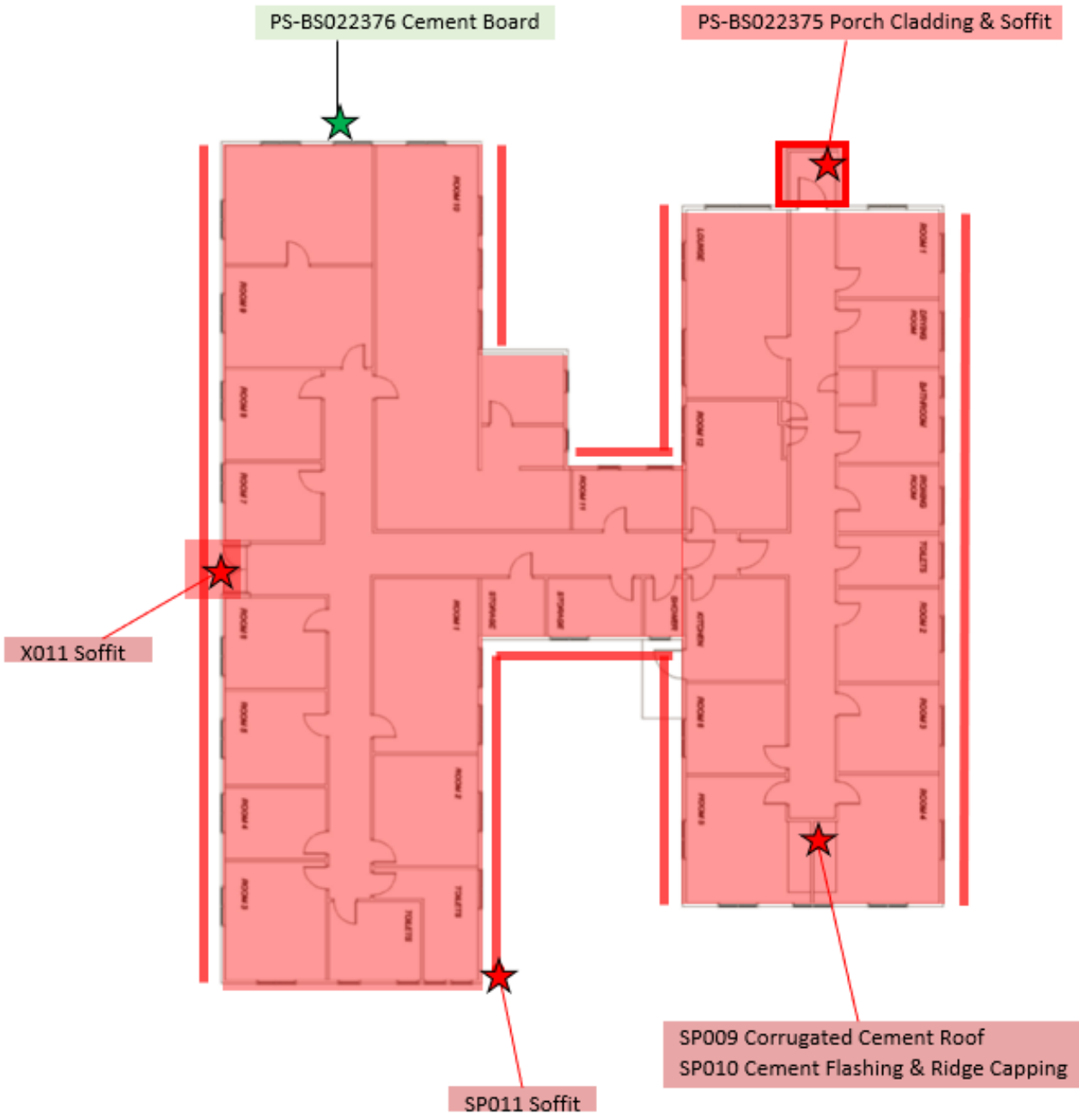
Legend

- No Asbestos Detected
- ACM/Sample Location
- > ACM Extent
- No Access Gained

Shelly Bay – Squash Building – External



Shelly Bay – Headquarters Building – External



Legend

-  No Asbestos Detected
-  ACM/Sample Location
-  > ACM Extent
-  > ACM Extent
-  No Access Gained

Shelly Bay – Headquarters Building – Internal



No Access Gained

No Access Gained to headquarters building interior due to safety concerns. **AIB panels behind heaters** are known to be present as a result of previous testing conducted by a third party (Refer Certificates – Sample BS022377).

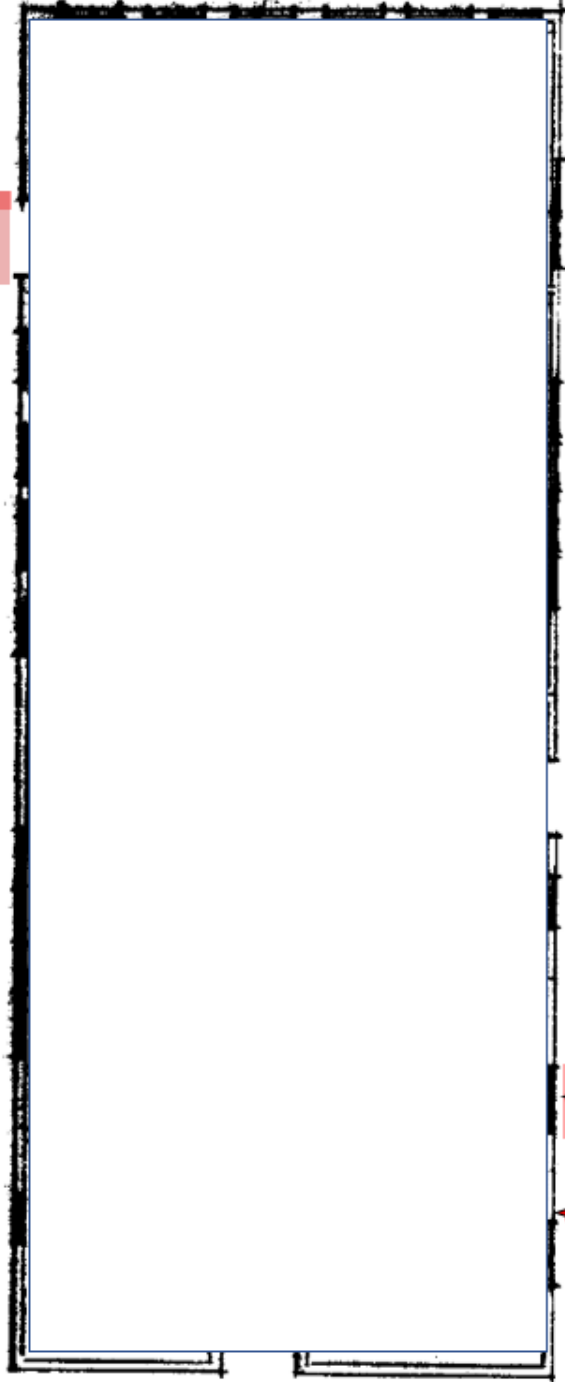
Note that the AIB heater panels should not be assumed to be the only ACMs present in the building.

<i>Legend</i>	
	No Asbestos Detected
	ACM/Sample Location
	> ACM Extent
	No Access Gained



Shelly Bay – Laundry Building – External

PS-BS022383 – Porch Cladding & Lining



SP006 – Cement Vent Cover



SP007 – Cement Debris
(Visible debris removed by surveyor, however additional material may remain concealed in undergrowth)



Legend

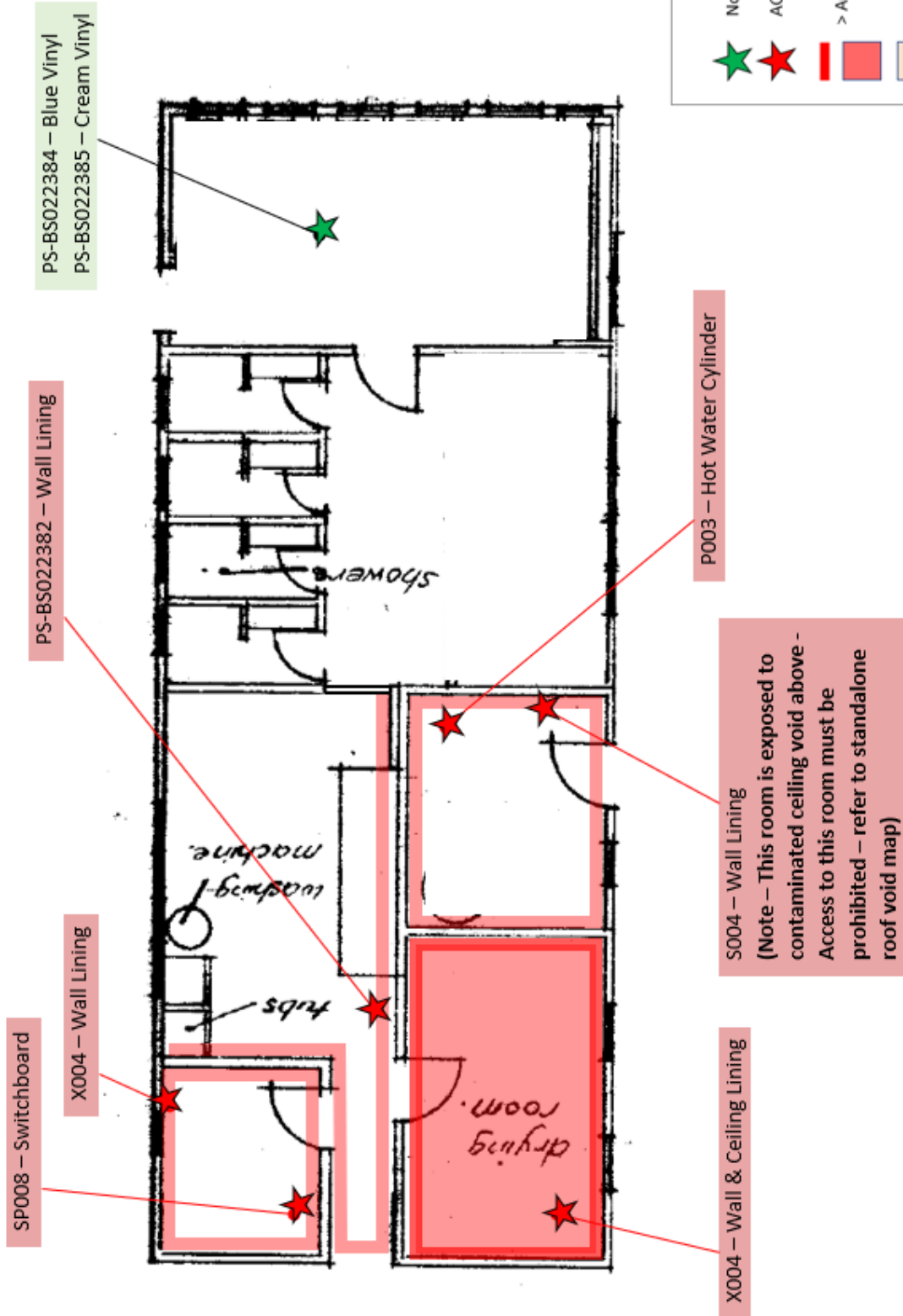
- No Asbestos Detected
- ACM/Sample Location
- > ACM Extent
- No Access Gained



Legend

- ★ No Asbestos Detected
- ★ ACM/Sample Location
- > ACM Extent
- No Access Gained

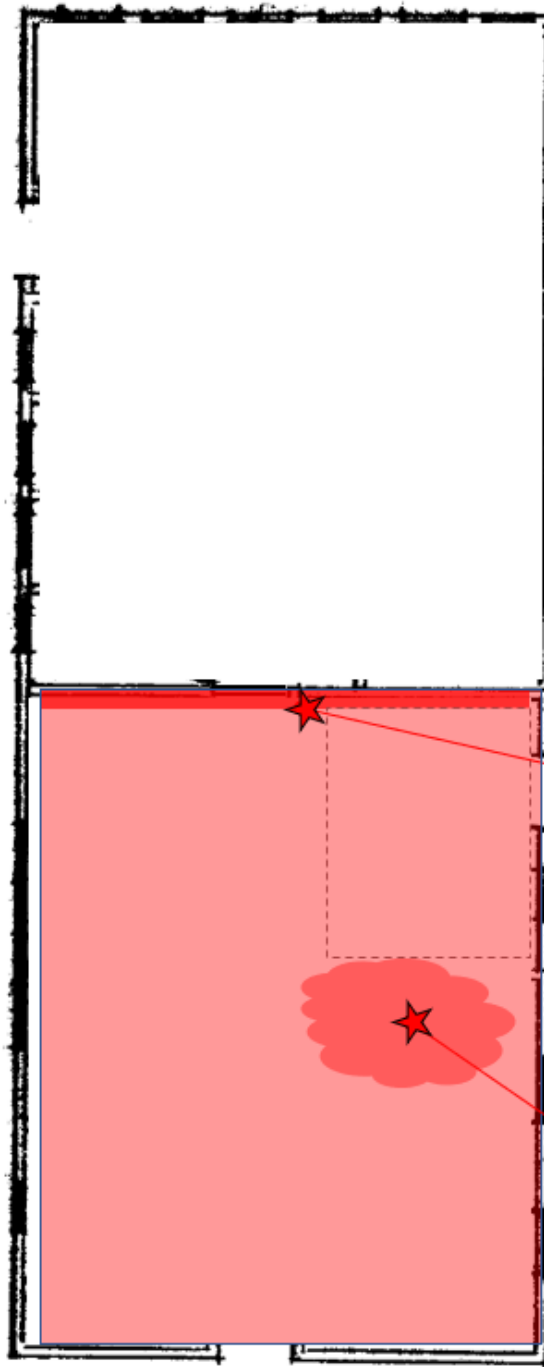
Shelly Bay – Laundry Building – Internal





Legend

- No Asbestos Detected
- ACM/Sample Location
- > ACM Extent
- No Access Gained
- No Access Gained



X004 – Wall Lining
(Extends from room below to form internal gable)

S005 – Pipe Lagging Debris
(Treat entire eastern extent of void as contaminated)

Shelly Bay – Laundry Building – Roof Void

5.0 CERTIFICATES OF ANALYSIS



Hill Laboratories
TRIED, TESTED AND TRUSTED

R J Hill Laboratories Limited
Level 3, 204 Thorndon Quay
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Wellington 6011 New Zealand

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W www.hill-laboratories.com

Certificate of Analysis

Page 1 of 2

Client: Fibresafe NZ Limited	Lab No: 2250400	A2Pv1
Contact: Donald Napier	Date Received: 30-Sep-2019	
C/- Fibresafe NZ Limited	Date Reported: 01-Oct-2019	
Callaghan Innovation Campus, C Block	Quote No: 85696	
69 Gracefield Road	Order No:	
Lower Hutt 5010	Client Reference: W-01625	
	Add. Client Ref: Sampled 27/9/19	
	Submitted By: James Lord	

Sample Type: Building Material

Sample Name	Lab Number	Sample Category*	Sample Weight on receipt (g)	Asbestos Presence / Absence
S002 - Vinyl	2250400.1	Linoleum / Vinyl floor tile	8.86	Asbestos NOT detected.
S004 - Wall Lining	2250400.2	Fibre Cement	2.46	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S005 - Pipe Lagging	2250400.3	Lagging / Insulation	6.89	Chrysotile (White Asbestos) detected.
S015 - Vinyl	2250400.4	Linoleum / Vinyl floor tile	2.38	Asbestos NOT detected.
S018 - Soffit	2250400.5	Fibre Cement	15.92	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected. Organic fibres detected.
S023 - Vinyl	2250400.6	Linoleum / Vinyl floor tile	4.92	Asbestos NOT detected. Synthetic mineral fibres detected.
S033 - Bitumen	2250400.7	Bituminous Product	4.22	Chrysotile (White Asbestos) detected. Organic fibres detected.
S038 - AIB	2250400.8	Fibre Board	2.50	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S044 - Vinyl (Paper Backed)	2250400.9	Linoleum / Vinyl floor tile	11.71	Asbestos NOT detected. Organic fibres detected.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Building Material

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Bulk Material			
Sample Category*	Assessment of sample type. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington.	-	1-9
Sample Weight on receipt	Sample weight. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington.	0.01 g	1-9
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	-	1-9



IANZ
ACCREDITED LABORATORY

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.



These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

A handwritten signature in purple ink, appearing to be 'Dexter Paguirigan'.

Dexter Paguirigan Dip Chem Engineering Tech
Laboratory Technician - Asbestos



Appendix 1 – Laboratory Test Reports

DATE: 7th August 2015

JOB NUMBER: J105247 (1)

Clear Air Limited

PO Box 306
Waikanae
5036

Client Reference: Survey

Dear Deane Schute,

Re: Asbestos Identification Analysis – Shelly Bay WCC Buildings

Twenty-Seven (27) samples received on 6th August 2015 by Adam Maurice.

The results of fibre analysis were performed by Adam Maurice of Precise Consulting and Laboratory Ltd on 6th August 2015.

The sample(s) were stated to be from Shelly Bay WCC Buildings .

Sample analysis was performed using polarised light microscopy with dispersion staining in accordance with the guidelines of *AS4964-2004 Method for the qualitative identification of asbestos in bulk samples*.

The results of the fibre analysis are presented in the appended table.

Should you require further information please contact Adam Maurice.

Yours sincerely

Adam Maurice
PRECISE LABORATORY IDENTIFIER



PRECISE
CONSULTING & LABORATORY

Version 8 | Issue Date: November 2014

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Level 2, 10 Hutt Rd, Petone, Lower Hutt, 5012
P: (04) 282 1101 W: www.preciseconsulting.co.nz

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Sample Analysis Results



Job No: J105247

7 August 2015

Note 1: The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques.

Note 2: If mineral fibres of unknown type are detected (UMF), by PLM and dispersion staining, these may or may not be asbestos fibres. To confirm the identity of this fibre, another independent analytical technique such as XRD analysis is advised.

Note 3: The samples in this report are "As Received" the laboratory does not take responsibility for the sampling procedure or accuracy of sample location description.

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Identified by:

Adam Maurice
Approved Identifier

Reviewed by:

Adam Maurice
Key Technical Person

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS022359	A	Shed 8 - Hallway Red Lino L1 - Vinyl Sheet 36 x 11 x 1mm	No Asbestos Detected
BS022360	B	Shed 8 - Hallway Lino Glue and Backing Paper L1 - Bitumastic L2 - Fibrous Material 33 x 24 x 2mm	No Asbestos Detected Organic Fibre Type

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Sample Analysis Results



Job No: J105247

7 August 2015

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS022361	C	Shed 8 - Room 8 Hessian Backed Grey Lino L1 - Vinyl Tile L2 - Hessian Backing 93 x 47 x 3mm	No Asbestos Detected Organic Fibre Type
BS022362	D	Shed 8 - Area 14 Brown Lino L1 - Vinyl Sheet 55 x 19 x 2mm	No Asbestos Detected
BS022363	E	Shed 8 - Hallway 14 Black Lino L1 - Vinyl Tile 14 x 10 x 2mm	No Asbestos Detected Organic Fibre Type
BS022364	F	Shed 8 - Area 26 Ceiling Tiles L1 - Paint L2 - Fibrous Material 20 x 5 x 1mm	No Asbestos Detected Man-Made Mineral Fibre Organic Fibre Type
BS022365	G	Shed 8 - Area 34 Cement Sheet Wall Linings L1 - Paint L2 - Cement Sheet 18 x 11 x 3mm	Chrysotile (White Asbestos)
BS022366	H	Shed 8 - Large Workshop Wall Linings L1 - Paint L2 - Cement Sheet 20 x 11 x 3mm	Chrysotile + Amosite (White & Brown Asbestos) Organic Fibre Type

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Sample Analysis Results



Job No: J105247

7 August 2015

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS022367	I	Shed 8 - Spray Booth Cement Sheet Linings L1 - Paint L2 - Cement Sheet 11 x 9 x 1mm	Chrysotile (White Asbestos)
BS022368	J	Shed 8 - Area 40 Lino L1 - Vinyl Tile L2 - Hessian Backing 34 x 10 x 3mm	No Asbestos Detected Organic Fibre Type
BS022369	K	Shed 8 - Area 42 Kitchenette Vinyl L1 - Vinyl Sheet L2 - Adhesive 14 x 11 x 2mm	No Asbestos Detected Man-Made Mineral Fibre
BS022370	L	Shed 8 - Area 49 Red Brittle Lino L1 - Vinyl Tile 23 x 20 x 2mm	Chrysotile (White Asbestos)
BS022371	M	Shed 8 - Area 48 and 49 Aqua Lino L1 - Vinyl Sheet 23 x 7 x 2mm	No Asbestos Detected
BS022372	N	Shed 8 - Area 52 Toilet Wall Linings L1 - Paint L2 - Cement Sheet 19 x 8 x 3mm	Chrysotile (White Asbestos)

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Sample Analysis Results



Job No: J105247

7 August 2015

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS022373	O	Shed 8 - Area 53 Fibrous Floor Underlay L1 - Fibrous Material 36 x 23 x 2mm	No Asbestos Detected Organic Fibre Type
BS022374	P	Shed 8 - Flammable Liquid Store Cement Sheet L1 - Cement Sheet 34 x 12 x 4mm	Chrysotile (White Asbestos)
BS022375	A	Admin - Wing Wall Cladding L1 - Paint L2 - Cement Sheet 15 x 10 x 3mm	Chrysotile (White Asbestos) Organic Fibre Type
BS022376	B	Admin - Gas Cover Cladding L1 - Cement Sheet 24 x 12 x 4mm	No Asbestos Detected Organic Fibre Type
BS022377	C	Admin - Room 1 Heater Board L1 - Paint L2 - Low Density Board 12 x 8 x 3mm	Chrysotile + Amosite (White & Brown Asbestos)
BS022378	D	Admin - Room 1 Old Vinyl Backing L1 - Fibrous Backing 23 x 20 x 2mm	No Asbestos Detected Organic Fibre Type

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Sample Analysis Results



Job No: J105247

7 August 2015

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS022379	E	Admin - Gents Toilet Lino L1 - Vinyl Sheet 39 x 8 x 2mm	No Asbestos Detected
BS022380	F	Admin - Shower Lino - Red (Corridor) L1 - Vinyl Sheet 24 x 13 x 2mm	No Asbestos Detected Man-Made Mineral Fibre
BS022381	G	Admin - Toilet Blue Lino L1 - Vinyl Tile 30 x 12 x 2mm	No Asbestos Detected
BS022382	A	Laundry - Cement Sheet Wall Linings L1 - Cement Sheet 7 x 3 x 1mm	Chrysotile (White Asbestos)
BS022383	B	Laundry - Wing Wall Cladding L1 - Cement Sheet 24 x 15 x 2mm	Chrysotile (White Asbestos) Organic Fibre Type
BS022384	C	Laundry - Blue Lino L1 - Vinyl Tile 27 x 15 x 2mm	No Asbestos Detected Organic Fibre Type

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Sample Analysis Results



Job No: J105247

7 August 2015

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS022385	D	Laundry - Cream Lino L1 - Vinyl Sheet 34 x 27 x 2mm	No Asbestos Detected

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7 of 7



DATE: 17th August 2015

JOB NUMBER: J105588 (1)

Clear Air Limited

PO Box 306
Waikanae
5036

Client Reference: No Reference

Dear Deane Schute,

Re: Asbestos Identification Analysis – Shelly Bay WCC Buildings

Three (3) samples received on 13th August 2015 by Tim Trembath.

The results of fibre analysis were performed by Tim Trembath of Precise Consulting and Laboratory Ltd on 17th August 2015.

The sample(s) were stated to be from Shelly Bay WCC Buildings .

Sample analysis was performed using polarised light microscopy with dispersion staining in accordance with the guidelines of *AS4964-2004 Method for the qualitative identification of asbestos in bulk samples*.

The results of the fibre analysis are presented in the appended table.

Should you require further information please contact Tim Trembath.

Yours sincerely



Tim Trembath
PRECISE LABORATORY IDENTIFIER



PRECISE
CONSULTING & LABORATORY

Version 8 | Issue Date: November 2014

Precise Consulting & Laboratory Ltd Limited
Unit 4, 91 Byron Street, Sydenham, Christchurch 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

1 of 3



Sample Analysis Results



Job No: J105588

17 August 2015

Note 1: The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques.

Note 2: If mineral fibres of unknown type are detected (UMF), by PLM and dispersion staining, these may or may not be asbestos fibres. To confirm the identity of this fibre, another independent analytical technique such as XRD analysis is advised.

Note 3: The samples in this report are "As Received" the laboratory does not take responsibility for the sampling procedure or accuracy of sample location description.

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Identified by:

Tim Trembath
Approved Identifier

Reviewed by:

Tim Trembath
Key Technical Person

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS023703	1	Squash Court A - Wing Wall Cladding L1 - Paint L2 - Cement Sheet 13 x 7 x 3mm	Chrysotile + Amosite (White & Brown Asbestos) Organic Fibre Type
BS023704	2	Gaurd Hut A - Cladding L1 - Paint L2 - Cement Sheet 28 x 8 x 4mm	Amosite + Chrysotile + Crocidolite (Brown, White & Blue Asbestos)

Sample Analysis Results



Job No: J105588

17 August 2015

Site Address: Shelly Bay WCC Buildings			
Sample ID	Client Sample Number	Sample Location/Description/Dimensions	Analysis Results
BS023705	3	Gaurd Hut B - Grey Vinyl L1 - Vinyl Sheeting L2 - Glue 99 x 12 x 2mm	No Asbestos Detected Man-Made Mineral Fibre

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Unit 4, 91 Byron Street, Sydenham, Christchurch 8023
P: (03) 943 5394 W: www.preciseconsulting.co.nz

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6.0 CONCLUSIONS AND RECOMMENDATIONS

All work should be conducted in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). The recommendations provided in this section identify the main elements of the Action Plans that need to be developed and implemented by Wellington City Council or the contractual PCBU / Duty Holder in order to address the asbestos management issues that affect Shelly Bay Complex.

Recommendations and comments are provided individually for specific items and materials as necessary in the body of the report - refer Section 3 Survey Results. As a general recommendation, all identified and presumed ACMs should be managed and labelled until such time as they can be removed.

Should refurbishment or demolition work be scheduled, further intrusive inspections should be undertaken to investigate for the presence of concealed ACMs that may be disturbed prior to this work being conducted.

7.0 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.

7.1 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.

8.0 APPENDICES

8.1 Survey Extent and Limitations

The survey has been undertaken with all due care and diligence using staff with suitable and sufficient experience. There remains, however, the possibility that there may be concealed asbestos containing materials within the fabric of the building which were not located and identified. These concealed areas of asbestos may only become apparent during further investigation (intrusive investigation or invasive works). Fibresafe NZ Ltd, therefore cannot fully guarantee that all ACMs have been located and identified. Reference must be made to the No Access Areas table which describes the areas which were not accessed.

All areas at the site which have not been accessed should be presumed to contain asbestos until further investigation and sampling proves otherwise.

8.2 Material Assessment Score

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

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Source: Health and Safety Executive (HSE), UK: Asbestos: The Survey Guide Second Edition (2012)

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

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

The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.

8.3 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
CAF	Compressed Asbestos Fibre, relating to gaskets
NAD	No Asbestos Detected

8.4 Disclaimer

- The management and staff of Fibresafe NZ Ltd have taken every feasible action to ensure that the quality and integrity of this report is accurate. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be considered in consultation with other documentation.
- Fibresafe NZ Ltd will provide written and verbal recommendations pursuant to engaged services. These recommendations will be based on supplied information either by verbal instruction and/or supplied documentation. Fibresafe NZ Ltd will not be held liable for any acts or omissions which apportion blame, due to poor verbal or written instructions including lack of or poorly presented plans. Our liability is limited to our indemnity insurance cover mentioned previously. It is important to note that sampling is non-intrusive in nature so Fibresafe NZ Ltd will not be held liable for any hidden ACMs that could not reasonably be identified at the time of sampling / testing.
- This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored or manufactured with the property or plant.
- This report is not to be used for contractual purposes unless the front signatory sheet is signed where indicated by both the person conducting the survey and the report approver.
- All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering.
- This report shall not be reproduced without full written approval of Fibresafe NZ Ltd.





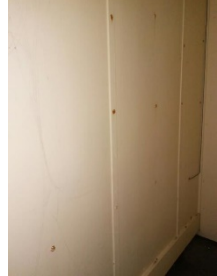
BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

8.5 Full Survey/Building Register

Guard Hut								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	001 / Interior	Yes	Concealed beneath carpet	Vinyl Flooring - Vinyl Products	S002	NAD	No action required	
Ground Floor	001 / Interior	Yes		Ceiling Lining - Cement Product	XBS023704	Amosite / Crocidolite / Chrysotile	Manage and Label	
Ground Floor	001 / Interior	Yes		Wall Lining - Cement Product	XBS023704	Presumed Asbestos	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Guard Hut								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	004 / Awning	Yes		Cement Board Lining - Cement Product	XBS023704	Amosite / Crocidolite / Chrysotile	Manage and Label	
Ground Floor	001 / Interior	Yes		Electrical Fitting - PVC / Reinforced Plastics	P001	Chrysotile	Manage and Label	
External	003 / Walls	Yes		Cladding - Cement Product	PSBS023704	Amosite / Crocidolite / Chrysotile	Repair, Manage & Label	

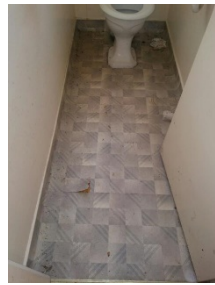


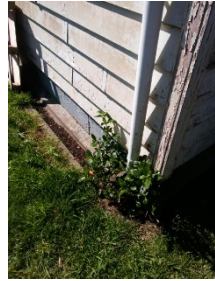
BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Guard Hut								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	002 / Toilet	Yes		Vinyl Flooring - Vinyl Products	PSBS023705	NAD	No action required	

Headquarters Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	014 / Drains	Yes	Guttering and perimeter channels are full of soil and other debris. Run-off from the degrading roof is collecting in the drains and surrounding areas at ground level. Action should be taken to address drainage issues, and further testing and assessment will	Debris - Suspected Asbestos	X009	Presumed Asbestos	Remove	


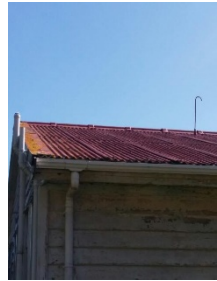



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Headquarters Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	016 / West Entrance	Yes		Soffit - Cement Product	X011	Presumed Asbestos	Manage and Label	
External	012 / Roof	Yes		Corrugated Cement Roofing - Cement Product	SP009	Presumed Asbestos	Manage and Label	
External	012 / Roof	Yes		Flashing & Ridge Capping - Cement Product	SP010	Presumed Asbestos	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Headquarters Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	013 / Eaves	Yes		Soffits - Cement Product	SP011	Presumed Asbestos	Manage and Label	
External	015 / Internals	No	The building is known to contain AIB panels behind radiators, and additional ACMs should be assumed to be present.	NAG - No Access Gained			Inspect prior to disturbance	
External	017 / North Wall	Yes	Internal and external lining	Porch Lining - Cement Product	PSBS022375	Chrysotile	Manage and Label	





BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Headquarters Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	017 / North Wall	Yes		Cement Board - Cement Product	PSBS022376	NAD	No action required	

Laundry Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	004 / Boiler Room	Yes		Wall Lining - Cement Product	S004	Amosite / Chrysotile	Manage and Label	


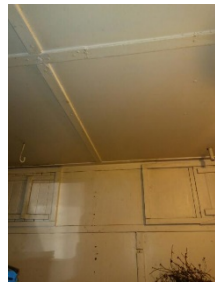



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Laundry Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	005 / Roof Void	Yes	Access has been restricted to the old boiler room, which is open to the roof void above.	Pipe Lagging - Insulation	S005	Chrysotile	Remove	
Ground Floor	007 / Drying Room	Yes		Wall and Ceiling Lining - Cement Product	X004	Amosite / Chrysotile	Manage and Label	
Ground Floor	008 / Store Room	Yes		Wall Lining - Cement Product	X004	Amosite / Chrysotile	Encapsulate, Label and Manage	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Laundry Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	006 / North Wall	Yes	Encapsulated by surveyor	Vent Cover - Cement Product	SP006	Presumed Asbestos	Manage and Label	
External	006 / North Wall	Yes	Removed by surveyor, additional debris may be concealed in undergrowth	Cement Debris - Cement Product	SP007	Presumed Asbestos	Remove	
Ground Floor	008 / Store Room	Yes		Switchboard - Bituminous Product	SP008	Chrysotile	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Laundry Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	004 / Boiler Room	Yes	Hot Water Cylinders can contain a variety of ACMs including insulation, gaskets, wiring and reinforced plastics. As it is not usually possible to fully inspect the internals, HWCs should be presumed to contain asbestos as a precaution, unless proven other	Hot Water Cylinder - Suspected Asbestos	P003	Presumed Asbestos	Manage and Label	
Ground Floor	009 / Entry and Main Room	Yes		Wall Lining - Cement Product	PSBS022382	Chrysotile	Manage and Label	
External	010 / South Entrance	Yes	Cladding is external and internal to porch	Porch Cladding and Soffit - Cement Product	PSBS022383	Chrysotile	Manage and Label	

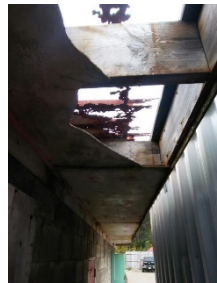




BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

North Yard Bunker								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	027 / South External Wall	Yes	Some sections appear to have been replaced with more modern products. Materials are badly damaged and weathered. Access should be restricted until all cement can be removed and disposed of as asbestos waste.	Soffit & Fascia - Cement Product	S018	Amosite / Chrysotile	Remove	
External	027 / West Extension	Yes	Debris scattered around building extension perimeter	Debris - Cement Product	XBS022374	Chrysotile	Remove	
Ground Floor	028 / Central Room	No	Room inspected using borescope via a hole in wall. No suspect items observed, however, full inspection recommended prior to disturbance.	NAG - No Access Gained			No access - Re-visit required	





BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

North Yard Bunker								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	027 / West Extension	Yes	Restrict access until material can be removed	Cladding - Cement Product	PSBS022374	Chrysotile	Remove	

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	051 / Old Workshop Rooms	Yes	Walls are painted and it is therefore difficult to easily distinguish insulating boards from GIB. AIB wall linings are also concealed in places. Further intrusive inspection will be required to locate and delineate AIB extent. All walls should be presumed	Wall & Ceiling Lining - Insulating Board	S038	Amosite / Chrysotile	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	065 / South East Room	Yes		Vinyl Flooring - Paper Product	S044	NAD	No action required	
Ground Floor	063 / Eastern Room	Yes		Electrical Fitting - PVC / Reinforced Plastics	X001	Presumed Asbestos	Manage and Label	
Ground Floor	057 / Workshop Roof Structure	Yes	Material was inspected via mezzanine ceiling void. It is unclear where the transition to non-asbestos lagging occurs, and all lagging should be presumed to contain asbestos as a precaution.	Pipe Lagging - Insulation	X005	Chrysotile	Remove	



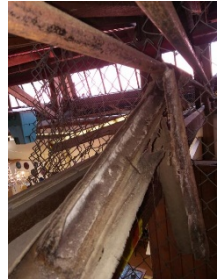


BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	060 / Workshop	Yes	Restrict access to ledge. Material may be present elsewhere in difficult to access areas.	Pipe Lagging - Insulation	X005	Chrysotile	Remove	
Ground Floor	061 / Corridor Ceiling Void	Yes		Pipe Lagging - Insulation	X005	Chrysotile	Remove	
Ground Floor	068 / Artist Tenancy Mezzanine	Yes		Pipe Lagging - Insulation	X005	Chrysotile	Remove	






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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	068 / Artist Tenancy Mezzanine	Yes		Pipe Lagging - Insulation	X005	Chrysotile	Remove	
1st Floor	056 / Mezzanine Offices Ceiling Void	Yes	Debris on top of ceiling tile, and partially intact lagging fixed to pipework above	Pipe Lagging - Insulation	X005	Chrysotile	Remove	
External	030 / East External Wall	Yes		Cement Rain Hoppers - Cement Product	X019	Presumed Asbestos	Manage and Label	






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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	067 / Artist Tenancy	Yes	If building is to remain and space continues to be occupied, encapsulating the interior surface of the cement boards will reduce risk and prolong life of product.	Cement Panels - Cement Product	X022	Presumed Asbestos	Encapsulate, Label and Manage	
External	031 / Roof	Yes	8 of 12 corrugated cement roof sections replaced, however dust and debris may be concealed beneath metal roof	Corrugated Cement Roof - Cement Product	X036	Presumed Asbestos	Manage and Label	
Ground Floor	053 / Switchboard Room	Yes	Restrict access until remediation can be conducted	Wall and Ceiling Lining - Cement Product	X039	Presumed Asbestos	Remove	

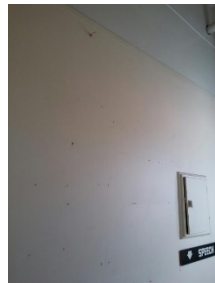

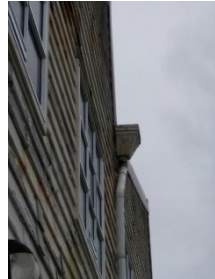


BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	054 / Toilet	Yes	Cement board lining is concealed (accessible via adjacent switchboard room at time of survey)	Wall Lining - Cement Product	X039	Presumed Asbestos	Manage and Label	
Ground Floor	067 / Artist Tenancy	Yes	Recommend exposed guttering is encapsulated to reduce risk and prolong life of product if area will continue to be occupied in the medium to long-term	Cement Guttering - Cement Product	X042	Presumed Asbestos	Encapsulate, Label and Manage	
External	029 / West External Wall	Yes		Cement Rain Hoppers - Cement Product	SP019	Presumed Asbestos	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	030 / East External Wall	Yes	Run-off from roof is discharging onto the ground. Run-off should be directed into drains to prevent accumulation of debris and asbestos fibre on the ground.	Cement Downpipes - Cement Product	SP020	Presumed Asbestos	Manage and Label, Address Drainage Issues	
External	031 / Roof	Yes	Some sections have been replaced	Cement Flashing - Cement Product	SP021	Presumed Asbestos	Manage and Label	
External	031 / Roof	Yes		Flat Sheet Cement Boards - Cement Product	SP022	Presumed Asbestos	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	033 / South Perimeter	Yes	This item was removed by the surveyor at the time of the survey. However, additional debris may be present and should be considered to contain asbestos and be removed.	Gasket Debris - Gaskets (compressed)	SP026	Removed	No action required	
External	033 / South Perimeter	Yes	Roof is degrading and removal is recommended due to accessibility	Corrugated Cement Roofing - Cement Product	SP029	Presumed Asbestos	Remove	
External	033 / South Perimeter	Yes		Switchboard - Bituminous Product	SP030	Chrysotile	Manage and Label	

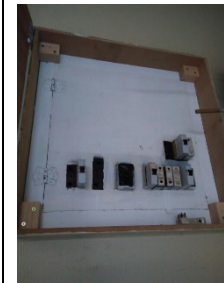




BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	050 / Room 18	Yes	Black bituminous switchboard painted white	Switchboard - Bituminous Product	SP037	Chrysotile	Manage and Label	
Ground Floor	051 / Old Workshop Rooms	Yes	Material is concealed by false ceiling and wall linings. Full extent is unknown but all walls and ceiling in the marked locations (refer to drawings are asbestos cement.	Wall and Ceiling Lining - Cement Product	SP039	Presumed Asbestos	Manage and Label	
Ground Floor	052 / Sprinkler Valve Room	Yes	Encapsulate or remove if items will remain long-term	Cement Door Panels - Cement Product	SP040	Presumed Asbestos	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	053 / Switchboard Room	Yes	A second switchboard is present in the adjacent room	Switchboard - Bituminous Product	SP041	Chrysotile	Manage and Label	
1st Floor	031 / Roof	Yes	Item documented where exposed to mezzanine offices interior. Recommend encapsulating and enclosing in this location if offices are to be reoccupied.	Guttering - Cement Product	SP042	Presumed Asbestos	Manage and Label	
Ground Floor	060 / Workshop	Yes		Switchboard - Bituminous Product	SP043	Chrysotile	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	033 / South Perimeter	Yes		Window Panel - Cement Product	P027	Amosite / Crocidolite / Chrysotile	Manage and Label	
External	033 / South Perimeter	Yes	Boards appear modern, however, should be disposed of as asbestos waste as a precaution	Loose Cement Boards - Cement Product	P028	Presumed Asbestos	Manage and Label	
External	029 / Wharf	No	Access to wharf's prohibited due to structural safety issues	NAG - No Access Gained			Inspect prior to disturbance	






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Client: Wellington City Council

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Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	046 / North Hallway	Yes		Vinyl Flooring - Vinyl Products	PSBS022359	NAD	No action required	
Ground Floor	047 / Room 8	Yes	Under carpet	Vinyl Flooring - Vinyl Products	PSBS022361	NAD	No action required	
Ground Floor	048 / Room 14	Yes		Vinyl Flooring - Vinyl Products	PSBS022362	NAD	No action required	






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Date Surveyed: 19/09/2019 to 17/10/2019

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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	049 / Room 14	Yes		Vinyl Flooring - Vinyl Products	PSBS022363	NAD	No action required	
Ground Floor	059 / Toilet	Yes		Cladding and Partitions - Cement Product	PSBS022365	Chrysotile	Manage and Label	
1st Floor	055 / Mezzanine Offices	Yes		Ceiling Tiles - Insulating Board	PSBS022365	NAD	No action required	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	058 / South Workshop Rooms	Yes	Single section of cement panelling over wood cladding.	Cement Panel - Cement Product	PSBS022366	Amosite / Chrysotile	Manage and Label	
Ground Floor	058 / South Workshop Rooms	Yes		Wall and Ceiling Linings - Cement Product	PSBS022367	Chrysotile	Manage and Label	
Ground Floor	062 / Eastern Corridor	Yes		Vinyl Flooring - Vinyl Products	PSBS022368	NAD	No action required	

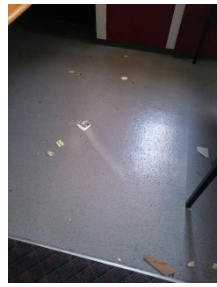




BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	064 / Eastern Room Kitchenette	Yes		Vinyl Flooring - Vinyl Products	PSBS022369	NAD	No action required	
Ground Floor	065 / South East Room	Yes	Full extent is unclear and material may extend under more recent floor coverings	Red Vinyl Flooring - Vinyl Products	PSBS022370	Chrysotile	Manage and Label	
Ground Floor	065 / South East Room	Yes		Aqua Vinyl Flooring - Vinyl Products	PSBS022371	NAD	No action required	





BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Date Surveyed: 19/09/2019 to 17/10/2019

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Shed 8								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	066 / Toilet	Yes		Wall, Ceiling Linings & Partitions - Cement Product	PSBS022372	Chrysotile	Manage and Label	

Shipwrights Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	045 / Perimeter	Yes	Access to building perimeter was limited, however visible surface debris is present. Run-off from the roof is uncontrolled along the western edge. Recommend handpick of debris. Restrict access until further testing and assessment of soil contamination is	Debris and Run-off - Cement Product	X036	Presumed Asbestos	Remove	





BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Site: Shelly Bay Complex

Shipwrights Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	044 / Roof	Yes		Corrugated Cement Roof and Flashing - Cement Product	SP036	Presumed Asbestos	Manage and Label	
Ground Floor	043 / Interior	No	No access due to structural integrity concerns	NAG - No Access Gained			Inspect prior to disturbance	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Slipway Storage Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	038 / Roof	Yes	Building is structurally unsound, and roof is badly damaged. Restrict access until remediation can be conducted.	Bitumen Roofing - Bituminous Product	S033	Chrysotile	Remove	
External	041 / Slipway	Yes	Surface debris scattered over slipway area. Recommend grid handpick.	Cement Debris - Cement Product	SP035	Presumed Asbestos	Remove	
External	039 / West Wall	Yes	Sample prior to disturbance or dispose of as asbestos waste as a precaution.	Cement Board - Cement Product	P034	Presumed Asbestos	Manage and Label	




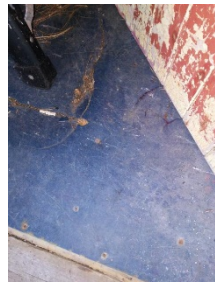
BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Slipway Storage Building								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	040 / Interior	No	The building is structurally unsound, with the roof being partially collapsed. The internals are contaminated from debris from the asbestos containing bituminous roof.	NAG - No Access Gained			Remediation required prior to entry	

Squash Courts								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	024 / Store Room	Yes		Vinyl Flooring - Vinyl Products	S015	NAD	No action required	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

Site: Shelly Bay Complex

Squash Courts								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	033 / Showers	Yes		Vinyl Flooring - Vinyl Products	S023	NAD	No action required	
External	018 / Roof	Yes		Corrugated Cement Roofing - Cement Product	X009	Presumed Asbestos	Manage and Label	
External	019 / Drains	Yes	Guttering and perimeter channels are full of soil and other debris. Ru-noff from the degrading roof is collecting in the drains and surrounding areas at ground level. Action should be taken to address drainage issues, and further testing and assessment wil	Debris - Suspected Asbestos	X009	Presumed Asbestos	Remove	

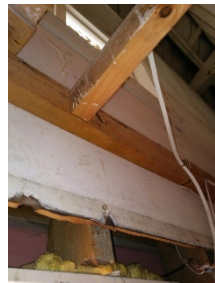
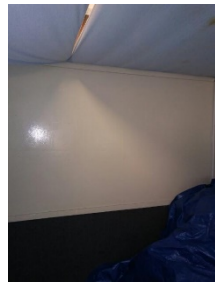



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

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Squash Courts								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	032 / Interior	Yes	Extends around internal walls above head height. Edge encapsulated by surveyor where damaged at entrance.	Wall Lining - Cement Product	X014	Presumed Asbestos	Manage and Label	
1st Floor	034 / Mezzanine Office	Yes	Wall lining is covered by GIB on south wall however is present behind. Do not penetrate any wall linings.	Wall Lining - Cement Product	X014	Presumed Asbestos	Manage and Label	
External	023 / Lower Ceiling Void	Yes	Do not penetrate wall lining from other side	Cement Board - Cement Product	X014	Presumed Asbestos	Manage and Label	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Wellington City Council

Date Surveyed: 19/09/2019 to 17/10/2019

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Squash Courts								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	020 / Lower Roof	Yes	Both sides of building	Soffits - Cement Product	SP012	Presumed Asbestos	Manage and Label	
External	022 / Store Room	Yes		Switchboard - Bituminous Product	SP013	Chrysotile	Manage and Label	
External	023 / Lower Ceiling Void	Yes	Restrict access, do not penetrate ceiling from below	Cement Boards - Cement Product	SP014	Presumed Asbestos	Manage and Label	

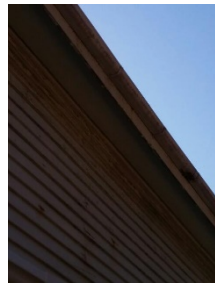




BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Squash Courts								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	025 / Upper Eaves	Yes	Upper soffits appear to have been replaced, however due to height, detailed inspection was not possible. Even if this is a modern product, asbestos cement should be presumed to be concealed.	Soffits - Cement Product	P016	Presumed Asbestos	Manage and Label	
Ground Floor	033 / Showers	Yes	Hot Water Cylinders can contain a variety of ACMs including insulation, gaskets, wiring and reinforced plastics. As it is not usually possible to fully inspect the internals, HWCs should be presumed to contain asbestos as a precaution, unless proven other	Hot Water Cylinder - Suspected Asbestos	P024	Presumed Asbestos	Manage and Label	
Ground Floor	033 / Showers	Yes		Edge Strip - Vinyl Products	P025	Presumed Asbestos	Manage and Label	




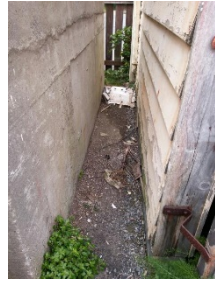
BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Squash Courts								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	021 / East Porch	Yes		Lining - Cement Product	PSBS023703	Amosite / Chrysotile	Manage and Label	

Winding House								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	037 / Perimeter	Yes	Debris and soils contaminated by run-off surrounding building. Restrict access until remediation can be conducted.	Cement Debris - Cement Product	X031	Presumed Asbestos	Remove	





BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Winding House								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	036 / Roof	Yes	Restrict access. Removal will be required when site plans are confirmed.	Corrugated Cement Roof and Flashing - Cement Product	SP031	Presumed Asbestos	Remove	
External	038 / North Wall	Yes	Manage & Label until removal can occur	Cement Pipe - Cement Product	SP032	Presumed Asbestos	Remove	
Ground Floor	066 / Interior	Yes		Switchboard - Bituminous Product	SP046	Chrysotile	Manage and Label	