



**DOWDELL
& ASSOCIATES LTD**

**Asbestos Management Survey of
Whakatane Holiday Park, McGarvey Road,
Whakatane**



**Prepared for Whakatane District Council
as at 16 April 2019**

PROJECT OUTLINE

Report Number: **19-060460**

Client: **Whakatane District Council**

Property Surveyed: **Whakatane Holiday Park,
McGarvey Road,
Whakatane**

Survey Type: **Management**

Survey Extent: **Full**

Survey Date: **16 April 2019**

Report Date: **14 May 2019**

Survey Carried Out By: **Andy Kindleysides**
Position: **Lead Surveyor - Asbestos Department**

Assisted By: **n/a**
Position: **n/a**

Reviewed and Authorised By: **Mike Sullivan**
Position: **Asbestos Survey Manager**

Address: **4 Cain Rd, Penrose, PO Box 112-017, Auckland 1642**
Phone: **Phone +64-9-526 0246 - Free Phone 0800DOWDELL**
eMail: **info@dowdellassociates.co.nz**

CONTENTS

SECTION	SUBJECT
1	Executive Summary
2	General Site Information
3	Caveat
4	Sampling & Analysis Techniques
5	Asbestos Register
6	Material Risk Assessment
7	Areas of No or Limited Access
8	General Construction Materials
9	Conclusions
10	Risk Assessment, Management Plan and Labelling
11	Appendix 1 - Bulk Analysis Certificate and Test Results
12	Appendix 2 - Floor Plan(s)
13	Appendix 3 - Survey Photographs
14	Appendix 4 - Legislation & Working with Asbestos Containing Materials

1. EXECUTIVE SUMMARY

1.1 Scope, type and extent of survey

Management survey of Whakatane Holiday Park, McGarvey Road, Whakatane

1.2 Areas not accessed (must be presumed to contain asbestos until proven otherwise)

- Floor 0, Room OT1i (Old Toilet Block 1 internals)
- Floor 0, Room OT2i (Old Toilet Block 2 internals)

1.3 Areas of limited access (further investigation recommended if access is required as part of any proposed maintenance or refurbishment work)

- Floor 0, Room 17i (Units 17-19 internals) - Undercroft

1.4 Summary

A management survey of the site was commissioned by the client. Prior to this, several bulk samples from various locations across site had been analysed by DAL in June 2018 (see reports 18-049808 and 18-049976). Those samples previously identified as containing asbestos, and then successfully re-identified during this visit, have been copied across into this report. There are other positive samples from previous bulk sampling exercises which could not be located while on site, however further samples were taken which most likely corroborate with these results. In addition, any bulk samples that were found not to contain asbestos are mentioned in the "General Construction Materials" section. The original bulk sample reports have also been included in this report for reference.

Sections of fibre cement cladding, as wall claddings and soffits, in Units 1-5, 7 and 9, the garage, manager's house, main office and electrical shed are damaged and/or exposed in places and require encapsulation or repair by a licensed asbestos removal contractor.

All other asbestos containing materials on site were found to present a low risk of fibre release with no immediate requirement for remedial actions.

Please note that very modern accommodation blocks were not included in the survey, after the client remarked that they were constructed in 2017.

The Health and Safety at Work (Asbestos) Regulations 2016 Standard 12 states that 'A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified at the workplace under regulation 10 (duty to ensure asbestos identified) are clearly indicated (and in a way that complies with the requirements of any applicable safe work instrument). i.e. identified materials should be labelled or their presence indicated by another satisfactory method.'

2. GENERAL SITE AND SURVEY INFORMATION

Asbestos survey carried out by	Dowdell & Associates Ltd
Participating surveyors	Andy Kindleysides
Survey commissioned by	Dean Finlay of Whakatane District Council
Survey and sampling method	Surveying and sampling conducted in accordance with WorkSafe New Zealand Good Practice Guidelines Conducting Asbestos Surveys 2016.
Type of survey	Management
Details of premises surveyed	Holiday park including user welfare facilities
Date of survey	16/04/2019
Survey Notes	n/a
Our reference	19-060460

Purpose, Aims and Objectives of Survey

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any asbestos containing materials (ACMs) in the premises and assess their condition. To facilitate this, representative samples from each type of suspect asbestos containing materials found are collected and analysed to confirm or refute the surveyors' judgement. If the sampled material is found to contain asbestos, other similar homogeneous materials used in the same way in the premises can be strongly presumed to contain asbestos. Less homogeneous materials require a greater number of samples, the number being sufficient for the surveyors to make an assessment of whether asbestos is or is not present. This survey will provide an asbestos register in which a site specific Asbestos Management Plan can be produced as per the New Zealand legislative requirements. Please refer to appendix four of this report for further information.

Description of areas excluded from survey (agreed prior to survey)

Modern accommodation blocks not included.

Inaccessible Areas

Please refer to section 7 of this report for inaccessible areas and for the reasons why.

Variations and/or deviations from method

There were no variations or deviations from the survey method.

3. CAVEAT

Areas in the premises were visually inspected to determine the presence of asbestos containing materials. The locations of these materials have been logged along with the material type and where necessary, a sample taken to confirm not only the presence of, but also the type of asbestos found.

It must be noted that management survey activities only provide minor intrusion. Refurbishment or demolition surveys may require major intrusion and are the type needed prior to intrusive remedial works being undertaken or areas demolished.

Therefore management surveys will inspect fixtures/fittings but will not access within/behind such areas if significant re-fitting would be required (e.g. behind kitchen units, beneath laminate floor tiles/fitted carpet, within ceiling voids etc.). Live components should be considered as not being accessed for the purpose of the survey (e.g., Domestic appliances, electrical switchgear, plant, machinery, wall heaters, lift shafts etc.) and be presumed to contain asbestos.

Refurbishment or demolition surveys involve destructive inspection as necessary to gain access. This may have left the surveyed area(s)/premises in a state of considerable disrepair which Dowdell & Associates Ltd will not make good unless agreed at the planning stage.

In refurbishment or demolition surveys on premises where asbestos removal may not take place for some time, any ACMs identified will still need to be managed in the interim period. This report therefore provides material assessment and initial recommendations for all asbestos containing materials identified and/or presumed in both management and refurbishment or demolition surveys.

Asbestos materials existing within areas not specifically covered by this report are therefore considered outside the scope of the survey. It must be noted that it is not possible that survey(s) can guarantee to locate all asbestos containing materials even with 'complete' access demolition surveys, all asbestos containing materials may not be identified and this only becomes apparent during demolition itself. It is also important to note that it is possible that there are residues of asbestos beneath any newly applied lagging, resulting from poor quality stripping methods carried out at some time in the past. It is not practicable to detect such residues without substantial disturbance to the new lagging.

This inspection report should only be used to assist in the tendering process for asbestos removal work if it is a refurbishment or demolition survey. Dowdell & Associates Limited accept no responsibility should a management survey report be used in such a way. Asbestos containing material quantities referred to in this report are estimates only and asbestos removal contractors should satisfy themselves that these are accurate before pricing any asbestos removal work. No section of this report should be taken and read as a stand-alone document and is imperative that each section is read in its entirety and in conjunction with each other.

4. SAMPLING & ANALYSIS TECHNIQUES

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

Reference to naming a material Asbestos Insulating Board or Asbestos Cement are based upon their asbestos content and visual appearance alone.

Certain types of textured coatings and decorative plasters may contain very small quantities of asbestos. In-situ these coatings are often composed of different batches of product, or may have been repaired/patched at different times. It is therefore possible that any textured coating samples taken may not be representative of the entire coating. Trace fibres may not be visible by the optical microscopy method described in AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples. If required, we can arrange for more advanced analysis at an additional charge. Dowdell & Associates Ltd operates using stringent industry driven quality control procedures. Our Asbestos Identification Laboratory is IANZ accredited and as such is audited to the International Standard ISO 17025.

5. RESULTS: ASBESTOS REGISTER

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations and material assessment parameters. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed.

Client Priority Assessment Score - This is to be added by the client. In addition to the risk of the material itself, this will be a reflection of other business issues such as whether the building is vacant or occupied, number of people at risk, and whether there are other plans for the building such as demolition.

SITE / AREA: Whakatane Holiday Park, McGarvey Road, Whakatane

Levels of identification: P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (Section 6) for explanation of terms and coding.

Accessibility: 'E' = Easy, 'M' = Moderate, 'D' = Difficult.

Condition of Material: 0 = Good - No visible damage, 1 = Low - Scratches, broken edges, 2 = Medium - significant breakage, 3 = High - High damage, sprays, visible debris.

Surface Treatment: 0 = Plastics/vinyls, 1 = Enclosed sprays, Painted AIB, Cement, 2 = Unsealed AIB, Encapsulated insulation, 3 = Unsealed lagging and sprays

Material Assessment Scores: 7-9 = High, 4-6 = Medium, 1-3 = low.

Sample No	Room/Area description	Floor Level	Description of product	Material type	Level of identification (P/SP/ID)	Asbestos type	Approx. extent	Accessibility	Product Type	Condition of material	Surface treatment	Material assessment score	Client priority assessment score	Recommendations
19-060460-01p	01x (Units 1-5 externals)	0	Presumed flashguards within fuse cases to fuseboard	Textiles	P	P Chrysotile (presumed)	10 items	M	2	3	1	6		Do not disturb prior to material being investigated (following isolation).
As19-060460-03	01x (Units 1-5 externals)	0	Fuseboard within south wall boxing	Composite board	ID	Chrysotile	2500 cm2	E	1	1	0	2		Monitor condition and reinspect periodically.
19-060460-12	01x (Units 1-5 externals)	0	Doorside wall cladding	Fibre cement	ID	Chrysotile	20 m2	E	1	1	1	3		Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.
19-060460-14	01x (Units 1-5 externals)	0	Baseboards to east side behind metal	Fibre cement	ID	Chrysotile Amosite Crocidolite	4 m2	E	1	1	1	3		Monitor condition and reinspect periodically.
19-060460-16	01x (Units 1-5 externals)	0	South side soffit and upper wall cladding	Fibre cement	ID	Chrysotile Amosite Crocidolite	20 m2	M	1	0	1	2		Monitor condition and reinspect periodically. Maintain paint finish.
19-060460-03	06i (Unit 6 internals)	0	Electrical boxing front panel	Composite board	ID	Chrysotile	1200 cm2	E	1	1	0	2		Monitor condition and reinspect periodically. Maintain paint finish.
19-060460-01	07x (Unit 7 external)	0	Pipe beneath unit	Fibre cement	ID	Chrysotile Amosite	3 m	E	1	1	1	3		Monitor condition and reinspect periodically.
18-049976-174827	07x (Unit 7 externals)	0	Wall cladding	Fibre cement	ID	Crocidolite Amosite Chrysotile	50 m2	E	1	1	1	3		Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.
18-049808-174287	09x (Unit 9 externals)	0	Sides and rear wall cladding	Fibre cement	ID	Chrysotile Amosite Crocidolite	30 m2	E	1	1	1	3		Encapsulate exposed edges using an appropriately licensed asbestos removal contractor.
18-049976-174829	09x (Unit 9 externals)	0	Perimeter soffit	Fibre cement	ID	Chrysotile Amosite	10 m	M	1	0	1	2		Monitor condition and reinspect periodically. Maintain paint finish.
As19-060460-03	12i (Unit 12 internals)	0	Electrical boxing front panel	Composite board	ID	Chrysotile	1200 cm2	E	1	1	0	2		Monitor condition and reinspect periodically.

Sample No	Room/Area description	Floor Level	Description of product	Material type	Level of identification (P/SP/ID)	Asbestos type	Approx. extent	Accessibility	Product Type	Condition of material	Surface treatment	Material assessment score	Client priority assessment score	Recommendations
19-060460-03p	12i (Unit 12 internals)	0	Presumed insulation sealed within metal cladding to water cylinder	Loose insulation	P	P Crocidolite (presumed)	1 m2	D	3	3	1	7		Monitor condition and reinspect periodically.
19-060460-04p	12i (Unit 12 internals)	0	Presumed flashguards within fuse cases to electrical board	Textiles	P	P Chrysotile (presumed)	5 items	M	2	3	1	6		Do not disturb prior to material being investigated (following isolation).
19-060460-02p	14i (Unit 14 internals)	0	Presumed flashguard within fuse case to electrical board	Textiles	P	P Chrysotile (presumed)	1 items	M	2	3	1	6		Do not disturb prior to material being investigated (following isolation).
18-049808-174265	14x (Unit 14 externals)	0	Gables	Fibre cement	ID	Chrysotile Amosite	4 m2	M	1	1	1	3		Monitor condition and reinspect periodically. Maintain paint finish.
18-049808-174277	Ax (Laundry Unit externals)	0	Gables	Fibre cement	ID	Chrysotile	5 m2	M	1	1	1	3		Monitor condition and reinspect periodically. Maintain paint finish.
18-049976-174831	Ax (Laundry Unit externals)	0	Soffits	Fibre cement	ID	Chrysotile Amosite	8 m	M	1	0	1	2		Monitor condition and reinspect periodically. Maintain paint finish.
18-049976-174822	B (Garage)	0	West wall "supersix" cladding	Fibre cement	ID	Chrysotile Amosite	15 m2	E	1	1	1	3		Encapsulate material using an appropriately licensed asbestos removal contractor.
19-060460-06	Cx (Manager's House externals)	0	Wall cladding to southern end	Fibre cement	ID	Chrysotile Amosite Crocidolite	20 m2	E	1	1	1	3		Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.
As19-060460-03	Di (Main Office internals)	0	Electrical board	Composite board	ID	Chrysotile	1200 cm2	E	1	1	0	2		Monitor condition and reinspect periodically. Maintain paint finish.
18-049976-174832	Dx (Main Office externals)	0	Perimeter soffit	Fibre cement	ID	Chrysotile	25 m	E	1	1	1	3		Seal damaged sections using an appropriately licensed asbestos removal contractor.
19-060460-09	Dx (Main Office externals)	0	Flue	Fibre cement	ID	Chrysotile Amosite	4 m	E	1	0	1	2		Monitor condition and reinspect periodically. Maintain paint finish.
18-049808-174272	E (Electrical Shed)	0	Wall cladding	Fibre cement	ID	Chrysotile Amosite	20 m2	E	1	1	1	3		Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.
18-049808-174264	Gx (New Shower Toilet Kitchen Building externals)	0	Laundry + shower section wall cladding	Fibre cement	ID	Chrysotile Amosite	90 m2	E	1	0	1	2		Monitor condition and reinspect periodically. Maintain paint finish.
19-060460-27	Gx (New Shower Toilet Kitchen Building externals)	0	Wall cladding to men's and women's toilet entrances	Fibre cement	ID	Chrysotile	20 m2	E	1	0	1	2		Monitor condition and reinspect periodically. Maintain paint finish.
19-060460-05p	H (Pool Plant Room)	0	Presumed flashguards within fuse cases to electrical board	Textiles	P	P Chrysotile (presumed)	4 items	M	2	3	1	6		Do not disturb prior to material being investigated (following isolation).

6. MATERIAL ASSESSMENT ALGORITHM

The Material Risk Assessment Algorithm used by the Survey team is based on that provided within the Work Safe New Zealand Good Practice Guidelines Conducting Asbestos Surveys

The Material Risk Assessment assesses the ability of an Asbestos Containing Material to release fibres into the air should it be disturbed. This Risk Assessment is usually undertaken during the course of a survey, as it is specific to the current overall condition of the material and requires no knowledge of the use of the area/building. The Material Risk Assessment will give a good initial indication to the priority for a control action, as it will immediately identify the high risk materials. However the Client/Duty Holder need to consider that a material with a high Material Risk Assessment score may not necessarily be a priority action if it is present within an area that is infrequently occupied.

Score	Product type (or debris from product)
1	Asbestos-reinforced composites: (plastics, resins, mastics, felts, vinyl tiles, semi rigid paints or decorative finishes (i.e. non spray applied textured coatings), asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes & woven textiles, asbestos paper, felt and spray applied textured coatings.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.

Score	Extent of damage/deterioration
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Score	Surface treatment
0	Composite materials containing asbestos: reinforced plastics, resins and vinyl tiles.
1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
2	Unsealed AIB, or encapsulated lagging and sprays.
3	Unsealed lagging and sprays.

Material Assessment Score	Potential to release fibres
7 - 9	High
4 - 6	Medium
1 - 3	Low

7. AREAS OF NO OR LIMITED ACCESS

The following details inaccessible areas encountered during the survey. These areas MUST be presumed to contain asbestos until proven otherwise.

Room/Area Description and reason(s) why access could not be derived into this area during the surveying activities on site

Floor 0, Room OT1i (Old Toilet Block 1 internals) - Entrance boarded over.

Floor 0, Room OT2i (Old Toilet Block 2 internals) - Entrance boarded over.

The following details areas of limited access encountered during the survey. These areas will require further investigation if access is required as part of any proposed maintenance or refurbishment works (Any asbestos components inspected in this area(s) are logged in Results Section A and any non-asbestos components inspected in this area(s) are logged in Results Section C)

Room/Area Description and reason(s) why access was limited into this area during the surveying activities on site

Floor 0, Room 17i (Units 17-19 internals) - Undercroft - Low crawl space

8. GENERAL CONSTRUCTION MATERIALS

Refer samples taken in room to asbestos register.

Materials cannot be presumed to be asbestos free (i.e. contain no asbestos) unless there is strong evidence to conclude that they are highly unlikely to contain asbestos. There are obvious materials which are not asbestos, e.g. wood, glass, metal, stone etc. Reasons to conclude that a material does not contain asbestos would be:

- Non-asbestos substitute materials were specified in the original architect's/ quantity surveyor's plans or in subsequent refurbishments
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.)
- Post-1985 construction (for ACMs such as fibre-cement cladding materials, textured coatings and asbestos)
- Post-1988 construction of asbestos containing fibre-cement pipework
- Post- 2000 construction (of vinyl floor coverings).

NOTE: † = material previously sampled during bulk sampling exercise, no asbestos detected

Floor Level	000	Room ID	01i	Room description	Units 1-5 internals
Walls	Plasterboard	Floor	Vinyl, timber	Ceiling	Plasterboard
Door	Timber	Pipes	Metal (bare)	Vessels	Metal cylinder, metal cladding, fibreglass insulation

Floor Level	000	Room ID	01x	Room description	Units 1-5 externals
Walls	Timber, metal	Door	Metal	Window	Metal
Fascia	Timber	Soffits	Timber	Rainwater goods	Plastic
Roof	Metal				
Samples Taken in Room	As19-060460-03, 19-060460-01p, 19-060460-12, 19-060460-13, 19-060460-14, 19-060460-15, 19-060460-16, As19-060460-08				

Floor Level	000	Room ID	06i	Room description	Unit 6 internals
Walls	Timber, plasterboard	Floor	Timber, vinyl	Ceiling	Plasterboard
Door	Timber	Roof	Timber lining		
Samples Taken in Room	19-060460-02, 19-060460-03				

Floor Level	000	Room ID	06x	Room description	Unit 6 externals
Walls	Fibre cement †, timber	Door	Timber	Window	Metal
Fascia	Timber	Soffits	Timber	Rainwater goods	Plastic
Roof	Metal				

8. GENERAL CONSTRUCTION MATERIALS

Floor Level	000	Room ID	06xt	Room description	Unit 6 Outhouse
Walls	Timber	Floor	Vinyl, timber	Door	Timber
Window	Metal	Toilet cistern	Plastic	Fascia	Timber
Roof	Metal				

Floor Level	000	Room ID	07i	Room description	Unit 7 internals
Walls	Timber	Floor	Timber, vinyl †	Ceiling	Fibreboard
Door	Timber				

Floor Level	000	Room ID	07x	Room description	Unit 7 externals
Walls	Timber	Door	Timber	Window	Metal
Fascia	Timber	Soffits	Timber	Rainwater goods	Plastic
Roof	Metal				
Samples Taken in Room	18-049976-174827, 19-060460-01				

Floor Level	000	Room ID	08i	Room description	Unit 8 internals
Walls	Timber aquapanel	Floor	Vinyl †, timber	Ceiling	Fibreboard tiles

Floor Level	000	Room ID	08x	Room description	Unit 8 externals
Walls	Timber	Door	Timber	Fascia	Timber
Roof	Metal				

Floor Level	000	Room ID	09i	Room description	Unit 9 internals
Reason for no access	Occupied at time of survey.				

Floor Level	000	Room ID	09x	Room description	Unit 9 externals
Walls	Fibre cement †	Door	Metal	Window	Metal
Fascia	Timber	Soffits	Metal	Rainwater goods	Plastic
Roof	Metal				
Samples Taken in Room	18-049808-174287, 18-049976-174829				

Floor Level	000	Room ID	12i	Room description	Unit 12 internals
Walls	Timber, fibre cement †	Floor	Timber, vinyl †	Ceiling	Fibreboard
Samples Taken in Room	19-060460-03p, As19-060460-03, 19-060460-04p, 19-060460-21				

8. GENERAL CONSTRUCTION MATERIALS

Floor Level	000	Room ID	12x	Room description	Unit 12 externals
Walls	Timber	Door	Metal	Window	Timber
Fascia	Timber	Soffits	Timber	Rainwater goods	Plastic
Roof	Metal				

Floor Level	000	Room ID	14i	Room description	Unit 14 internals
Walls	Concrete	Floor	Concrete, vinyl †	Ceiling	Fibreboard
Samples Taken in Room	19-060460-02p				

Floor Level	000	Room ID	14x	Room description	Unit 14 externals
Walls	Concrete	Door	Metal	Window	Timber
Fascia	Timber	Soffits	Timber	Rainwater goods	Plastic
Roof	Metal				
Samples Taken in Room	18-049808-174265, As19-060460-17				

Floor Level	000	Room ID	17i	Room description	Units 17-19 internals
Walls	Timber	Floor	Vinyl, carpet	Ceiling	Timber
Door	Timber	Sink pad	Bitumen	Toilet cistern	Plastic
Limited access	Undercroft	reason	Low crawl space		

Floor Level	000	Room ID	17x	Room description	Units 17-19 externals
Walls	Plastic, timber	Door	Metal	Window	Metal
Soil pipe	Plastic	Rainwater goods	Plastic	Roof	Metal

Floor Level	000	Room ID	Ai	Room description	Laundry Unit internals
Walls	Timber	Floor	Concrete	Ceiling	Timber

Floor Level	000	Room ID	Ax	Room description	Laundry Unit externals
Walls	Metal	Door	Timber	Window	Timber
Rainwater goods	Plastic	Roof	Metal		
Samples Taken in Room	18-049808-174277, 18-049976-174831				

8. GENERAL CONSTRUCTION MATERIALS

Floor Level	000	Room ID	B	Room description	Garage
Walls	Metal	Floor	Concrete, earth	Fascia	Timber
Rainwater goods	Plastic	Downpipes	Plastic	Roof	Metal, builder's paper †
Samples Taken in Room	19-060460-04, 18-049976-174822				

Floor Level	000	Room ID	Ci	Room description	Manager's House internals
Walls	Timber incl. aquapanel, metal, plasterboard	Floor	Timber	Ceiling	Fibreboard, timber aquapanel, fibreglass insulation
Door	Metal	Window	Metal	Sink pad	Bitumen
Toilet cistern	Plastic				
Samples Taken in Room	As19-060460-07, 19-060460-08				

Floor Level	000	Room ID	Cx	Room description	Manager's House externals
Walls	Fibre cement †, metal	Infill panels	Timber	Fascia	Timber
Soffits	Fibre cement †, metal	Rainwater goods	Plastic	Roof	Metal
Samples Taken in Room	19-060460-05, 19-060460-06, 19-060460-07				

Floor Level	000	Room ID	Di	Room description	Main Office internals
Walls	Timber	Floor	Timber, vinyl tiles	Ceiling	Timber
Door	Timber				
Samples Taken in Room	As19-060460-03, As19-060460-08				

Floor Level	000	Room ID	Dx	Room description	Main Office externals
Walls	Timber	Window	Timber	Rainwater goods	Plastic
Roof	Metal				
Samples Taken in Room	19-060460-07sp, 19-060460-09				

8. GENERAL CONSTRUCTION MATERIALS

Floor Level	000	Room ID	E	Room description	Electrical Shed
Floor	Concrete	Door	Timber	Fascia	Timber
Soffits	Laminated timber	Rainwater goods	Metal/plastic	Roof	Metal
Samples Taken in Room	18-049808-174272, 19-060460-10, 19-060460-11				

Floor Level	000	Room ID	F	Room description	Toilet Block internals
Walls	Concrete	Floor	Concrete	Ceiling	Concrete
Door	Laminated	Toilet cistern	Ceramic		
Samples Taken in Room	19-060460-18, 19-060460-19				

Floor Level	000	Room ID	Fx	Room description	Toilet Block externals
Walls	Concrete	Fascia	Timber	Soffits	Concrete
Rainwater goods	Metal/plastic	Roof	Metal		
Samples Taken in Room	19-060460-20, As19-060460-17				

Floor Level	000	Room ID	Gi	Room description	New Shower Toilet Kitchen Building internals
Walls	Timber incl. aquapanel	Floor	Ceramic / quarry tiles, concrete	Ceiling	Fibreboard tiles
Pipes	Metal/plastic, foam lagging	Vessels	Metal boiler + cylinder, fibreglass/foam lagging	Toilet cistern	Plastic
Roof	Foil lining	Flue	Metal		
Samples Taken in Room	19-060460-22, 19-060460-23, 19-060460-24, 19-060460-25, As19-060460-25, As19-060460-23, As19-060460-24				

Floor Level	000	Room ID	Gx	Room description	New Shower Toilet Kitchen Building externals
Walls	Fibre cement †, concrete	Door	Metal	Fascia	Timber
Soffits	Fibre cement †, metal, timber	Roof	Metal	Flue	Metal
Samples Taken in Room	19-060460-26, As19-060460-25, 18-049808-174264, 19-060460-27				

8. GENERAL CONSTRUCTION MATERIALS

Floor Level	000	Room ID	H	Room description	Pool Plant Room
Walls	Fibre cement †, paper lining, concrete	Door	Timber	Pipes	Plastic
Vessels	Metal tank	Roof	Paper lining, metal		
Samples Taken in Room	19-060460-05p, 19-060460-28				

Floor Level	000	Room ID	OT1i	Room description	Old Toilet Block 1 internals
No Access	Ye	Reason for no access	Entrance boarded over.		

Floor Level	000	Room ID	OT1x	Room description	Old Toilet Block 1 externals
Walls	Concrete	Window	Timber	Roof	Concrete
Samples Taken in Room	19-060460-17				

Floor Level	000	Room ID	OT2i	Room description	Old Toilet Block 2 internals
No Access	Ye	Reason for no access	Entrance boarded over.		

Floor Level	000	Room ID	OT2x	Room description	Old Toilet Block 2 externals
Walls	Concrete	Window	Timber	Roof	Concrete
Samples Taken in Room	As19-060460-17				

Floor Level	000	Room ID	OT3i	Room description	Old Toilet Block 3 internals
Reason for no access	Entrance boarded over.				

Floor Level	000	Room ID	OT3x	Room description	Old Toilet Block 3 externals
Walls	Concrete	Window	Timber	Roof	Concrete
Samples Taken in Room	As19-060460-17				

9. CONCLUSIONS AND ACTIONS

Section 5. RESULTS: ASBESTOS REGISTER is a complete summary of all Dowdell and Associates asbestos findings and recommendations.

The remaining action required is for Whakatane District Council to complete the Client Priority Assessment Score in the Asbestos Register to reflect your organisation's own assessment of priority for addressing the asbestos issues in the register.

10. RISK ASSESSMENT, MANAGEMENT PLAN AND IDENTIFYING MATERIALS PRESENCE

This survey report attempts to fulfill the compliance requirements under New Zealand legislation regarding asbestos. The customer should be aware that further measures may be required, such as the performance of priority/overall risk assessment, material condition monitoring, the development of an asbestos management plan and the provision of information to those at risk. Material risk assessments have been included in order for the customer to manage ACM's.

Whilst the material assessment identifies the high-risk materials (i.e. those which are most likely to release airborne fibres – if disturbed), it does not in itself produce a complete plan/recommendations for remedial action. An overall risk assessment and subsequent management plan can only be formulated after taking into account the initial material assessment score and the following factors:

- The occupancy of the area
- The activities carried on in the area
- The likelihood/frequency of maintenance activities taking place in the area

The resulting management plan may include some or all of the following options:

- Priorities for undertaking asbestos remediation
- Creation/maintenance/updating of asbestos containing materials register
- Monitoring of condition of all presumed or identified asbestos containing materials
- Restriction of access to/isolation of asbestos containing materials
- Informing of the existence of asbestos containing materials
- Training of personnel likely to come into contact with the asbestos containing materials
- Definition and use of safe systems of work
- Operation of a permit to work system

A copy of the asbestos register should be provided to any worker, contractor or other persons, carrying out work that may involve a risk of exposure to asbestos, as required by Health and Safety at Work (Asbestos) 2016 Regulation 12. The asbestos register should also be readily available to any person or their representative, contractor or organisation that has worked at the site previously, intends to work at the site or works at the site.

Dowdell & Associates Ltd recommend that any system introduced for the management of asbestos should be in accordance with the WorkSafe Approved Code of Practice for the Management and Removal of Asbestos 2016 . If the building is to be demolished or refurbished Dowdell & Associates Ltd would recommend that asbestos containing materials be suitably removed or as a minimum requirement, be suitably encapsulated, labelled and included in a system of management until removed.

The removal/encapsulation/enclosure of asbestos containing materials should be carried out by a licensed asbestos removal contractor with clearance given by a Dowdell and Associates Ltd WorkSafe licensed assessor. If during any future demolition/refurbishment works, suspect asbestos materials are revealed then this occurrence should be brought to the attention of Dowdell & Associates Ltd for further investigation.

The Health and Safety at Work (Asbestos) Regulations 2016, Regulation 12 states (1) 'A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified at the workplace under regulation 10 (duty to ensure asbestos identified) are clearly indicated (and in a way that complies with the requirements of any applicable safe work instrument). i.e. identified materials should be labelled or their presence indicated by another satisfactory method.

Dowdell & Associates Ltd can assist with labelling of asbestos containing materials and the creation of an Asbestos Management Plan. Please contact Dowdell and Associates Ltd for further details.



BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 18-049808 Certificate Issue Date: 19-Jun-18
Date Samples Received: 18/06/2018
No of Samples: 29
Sampled By: Client
Obtained: Submitted by client
Date Analysed: 18/06/2018
Analyst: Amandeep Kaur
Method: AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples
Client: Whakatane District Council
Client Address: Whakatane District Council, Private Bag 1002, Whakatane 3158
Client Ref No: 131297
Contact: Dean Finlay
Site Address: Whakatane Holiday Park

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

GLOSSARY

CHRYSTOLE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only. Where the sampling is not conducted by Dowdell & Associates Ltd, the information indicated is that supplied by the client. Dowdell & Associates Ltd cannot be held responsible for sampling errors where the sample is taken by others. In analyzing non-homogeneous Bulk Materials and Soils for the presence of Asbestos, inherent difficulties arise while using the 'standard' Stereomicroscopic / Polarised Light Microscope method in determining differences between those samples considered as containing 'No Asbestos', those containing 'Trace' asbestos and those samples considered as having asbestos present but in very low concentrations. 'Trace' Asbestos is defined in the 'AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Materials', which is the most current of methods available for this type of analysis. Dowdell & Associates Ltd, while making every effort to minimise such difficulties, takes no responsibility for the misidentification of such samples and the subsequent actions taken by the client as a result of such analyses. Limit of detection 0.1g/kg. NOTE: This report must not be altered, or reproduced except in full.



Analyst: 	Name: Amandeep Kaur
--	---------------------

Approved By: 	KTP: Adam Ngawati
--	-------------------

18-049808 Results

Laboratory Reference	Site Location / Client Description	Sample size as received	Result			
			Sample Material type	Sample Weight Analysed	Analysis	Comments
174263	1. Unit 14 - Vinyl flooring	>100cm ²	Vinyl	As received	No Asbestos detected	Synthetic mineral fibres present
174264	2. Laundry / Shower Ext cladding - Fibre cement	10cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174265	3. Unit 14 Gable - Fibre cement	10cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174266	4. Small kitchen block - Exterior cladding & soffit - Fibre cement	10cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174267	5. Shower block - Internal lining - Fibre cement	10cm ²	Cement	As received	Chrysotile (White Asbestos)	n/a
174268	6. Kitchen / TV Room Ext cladding - Fibre cement	30cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174269	7. Kitchen / TV Room Entry walls & ceiling - Fibre cement	10cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174270	8. Small kitchen - Sisalation paper	30cm ²	Sisalation paper	As received	No Asbestos detected	n/a
174271	9. Small kitchen - Vinyl flooring	10cm ²	Vinyl	As received	No Asbestos detected	n/a
174272	10. Small shed - External cladding	10cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174273	11. Small kitchen baseboard - Fibre cement	10cm ²	Cement	As received	Chrysotile (White Asbestos)	n/a
174274	12. Pool pump shed Ext cladding - Fibre cement	30cm ²	Cement	As received	Chrysotile (White Asbestos)	n/a
174275	13. Old toilet (Grey squares) - Vinyl flooring	10cm ²	Vinyl	As received	No Asbestos detected	n/a
174276	14. Boiler shed - Internal lining - Fibre cement	30cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174277	15. Main laundry - Soffit / Gable - Fibre cement	40cm ²	Cement	As received	Chrysotile (White Asbestos)	n/a
174278	16. Boiler shed - Sisalation paper	60cm ²	Sisalation paper	As received	No Asbestos detected	Synthetic mineral fibres present
174279	17. Boiler shed - Pipe insulation	12g	Insulation	As received	No Asbestos detected	Synthetic mineral fibres present
174280	18. Unit 12 - Vinyl flooring	10cm ²	Vinyl	As received	No Asbestos detected	n/a
174281	19. Unit 8 - Vinyl flooring	30cm ²	Vinyl	As received	No Asbestos detected	n/a
174282	20. Unit 12 - Vinyl backing	6g	Vinyl backing	As received	No Asbestos detected	n/a
174283	21. Unit 12 Splash back - Fibre cement	10cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174284	22. Boiler shed door - Fibre cement	10cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174285	23. Old office baseboard - Fibre cement	10cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174286	24. Old office external cladding - Fibre cement	20cm ²	Cement	As received	Chrysotile (White Asbestos)	n/a
174287	25. Unit 9 Side / Back - External cladding - Fibre cement	70cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	n/a
174288	26. Old toilet (Grey lines) - Vinyl flooring	10cm ²	Vinyl	As received	No Asbestos detected	n/a
174289	27. Unit 7 - Vinyl flooring	10cm ²	Vinyl	As received	No Asbestos detected	Synthetic mineral fibres present
174290	28. Unit 9 Front - External cladding - Fibre cement	10cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174291	29. Garage - Sisalation paper	50cm ²	Sisalation paper	As received	No Asbestos detected	n/a



BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 18-049976 Certificate Issue Date: 21-Jun-18

Date Samples Received: 21/06/2018
No of Samples: 12

Sampled By: Client
Obtained: Submitted by client

Date Analysed: 21/06/2018
Analyst: Amandeep Kaur
Method: AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Whakatane District Council
Client Address: Whakatane District Council, Private Bag 1002, Whakatane 3158

Client Ref No: 131433
Contact: Dean Finlay
Site Address: Whakatane Holiday Park



We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

GLOSSARY

CHRYSTOLITE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

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Analyst: 	Name: Amandeep Kaur
Approved By: 	KTP: Rob Nicholson

DOWDELL ASSOCIATES LTD

OCCUPATIONAL HEALTH ANALYSTS CONSULTANTS

4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246. Fax (09) 5795-389.



18-049976 Results

Laboratory Reference	Site Location / Client Description	Sample size as received	Result			
			Sample Material type	Sample Weight Analysed	Analysis	Comments
174821	1. Keepa Road - Pipe	50cm ²	Bitumen	As received	No Asbestos detected	Synthetic mineral fibres present
174822	2. Managers house / garage - Exterior cladding	30cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174823	3. Managers house - Baseboard	30cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174824	4. Managers house - Deck verandah	30cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174825	5. Managers house - Deck baseboard	50cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174826	6. Unit 6 - Exterior cladding	30cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174827	7. Unit 7 - Exterior cladding	30cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	n/a
174828	8. Unit 9 - Front exterior cladding	30cm ²	Cement	As received	No Asbestos detected	Organic fibres present
174829	9. Unit 9 - Soffit	30cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174830	10. Filter shed - Sisalation paper	50cm ²	Paper	As received	No Asbestos detected	n/a
174831	11. Main laundry - Soffit	30cm ²	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
174832	12. Main Office - Soffit	30cm ²	Cement	As received	Chrysotile (White Asbestos)	n/a

11. APPENDIX 1 - BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 19-060460 7/05/2019
Date Bulks Received: 29/04/2019
No of Samples: 28
Sampled By: Andy Kindleysides
Obtained: Via In House Procedures
Date Analysed: 29/04/2019, 30/04/2019
Analyst: Cyrus Chao
Method: AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Sampl
Client: Whakatane District Council
Client Address: Whakatane District Council, Private Bag 1002, Whakatane 3158
Client Ref No: n/a
Site Address: Whakatane Holiday Park, McGarvey Road, Whakatane

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

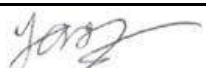

GLOSSARY

CHRYSTOLE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

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Analyst: 	Name: Cyrus Chao
Approved By: 	Name: Stephanie Saavedra

11. APPENDIX 1 - Project 19-060460 Test Results

Laboratory Reference	Sample Ref / Description	Sample Weight Analysed	Result	Comments
206295	01x (Units 1-5 externals) - Doorside wall cladding (Fibre cement) - 19-060460-12	<1g	Chrysotile	na
206296	01x (Units 1-5 externals) - Baseboards to west side (Fibre cement) - 19-060460-13	1g	No Asbestos detected	Organic fibres present
206297	01x (Units 1-5 externals) - Baseboards to east side behind metal (Fibre cement) - 19-060460-14	2g	Chrysotile Amosite Crocidolite	na
206298	01x (Units 1-5 externals) - Damp proof patches to concrete columns along lower south wall (Bitumen felt) - 19-060460-15	18 cm sq	No Asbestos detected	Organic fibres present
206299	01x (Units 1-5 externals) - South side soffit and upper wall cladding (Fibre cement) - 19-060460-16	<1g	Chrysotile Amosite Crocidolite	na
206277	06i (Unit 6 internals) - Wall panel behind oven (Fibre cement) - 19-060460-02	<1g	No Asbestos detected	Organic fibres present
206278	06i (Unit 6 internals) - Electrical boxing front panel (Composite board) - 19-060460-03	<1g	Chrysotile	na
206276	07x (Unit 7 external) - Pipe beneath unit (Fibre cement) - 19-060460-01	<1g	Chrysotile Amosite	na
206308	12i (Unit 12 internals) - Kitchen cupboard sliding doors (Fibre cement) - 19-060460-21	2g	No Asbestos detected	Organic fibres present
206283	B (Garage) - Window infill to northeast corner (Fibre cement) - 19-060460-04	<1g	No Asbestos detected	Organic fibres present
206288	Ci (Manager's House internals) - Roof lining (Builder's paper) - 19-060460-08	1g	No Asbestos detected	Organic fibres present

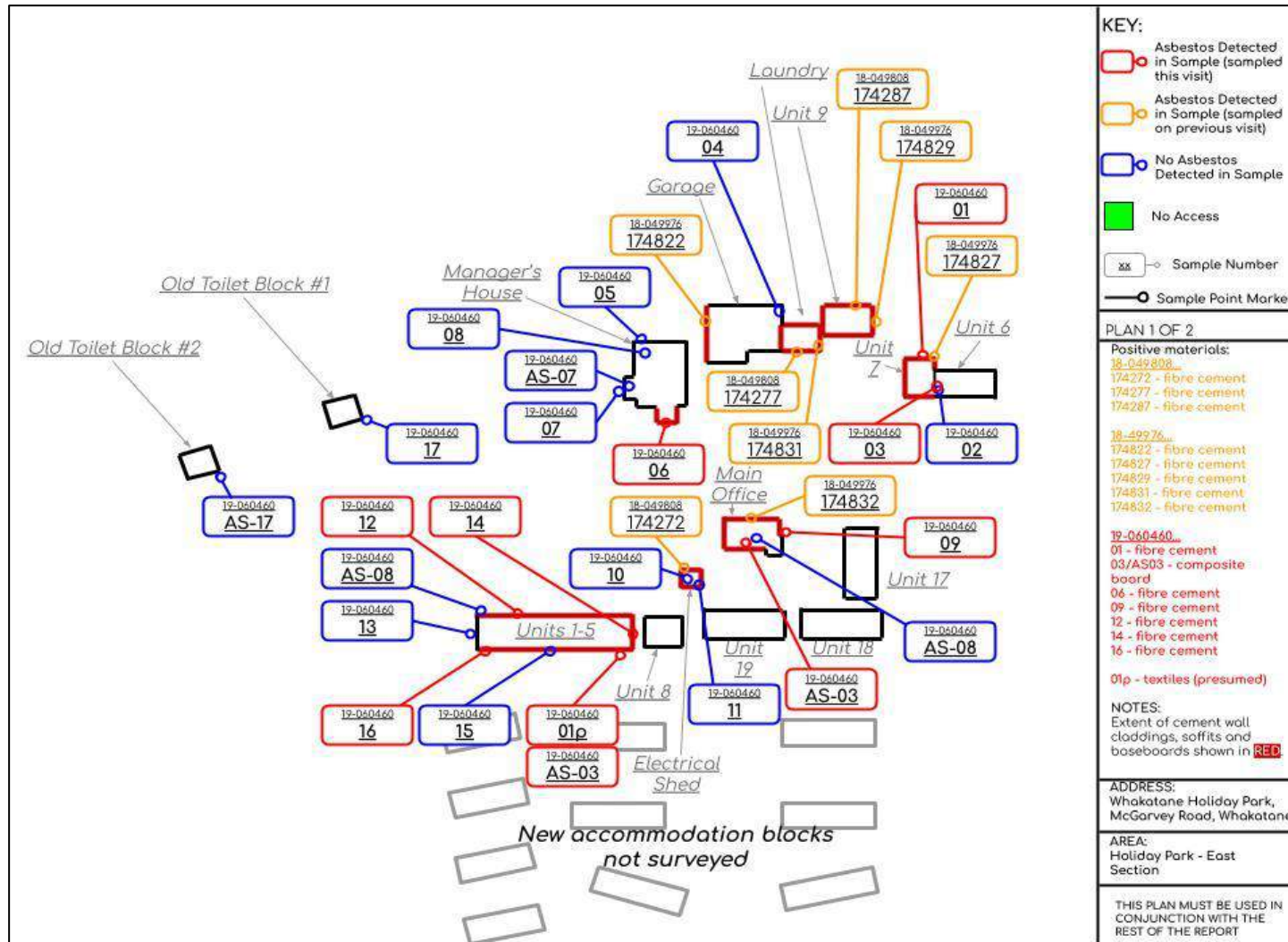
11. APPENDIX 1 - Project 19-060460 Test Results

Laboratory Reference	Sample Ref / Description	Sample Weight Analysed	Result	Comments
206285	Cx (Manager's House externals) - Debris by north wall (Fibre cement) - 19-060460-05	10g	No Asbestos detected	Organic fibres present
206286	Cx (Manager's House externals) - Wall cladding to southern end (Fibre cement) - 19-060460-06	10g	Chrysotile Amosite Crocidolite	na
206287	Cx (Manager's House externals) - Narrow soffit to west side (Fibre cement) - 19-060460-07	<1g	No Asbestos detected	Organic fibres present
206290	Dx (Main Office externals) - Flue (Fibre cement) - 19-060460-09	<1g	Chrysotile Amosite	na
206292	E (Electrical Shed) - Roof lining (Builder's paper) - 19-060460-10	40 cm sq	No Asbestos detected	Organic fibres present
206293	E (Electrical Shed) - Damp proof course to perimeter floor (Bitumen felt) - 19-060460-11	40 cm sq	No Asbestos detected	Organic fibres present
206301	F (Toilet Block internals) - Aquapanel shower lining (Fibre cement) - 19-060460-18	<1g	No Asbestos detected	Organic fibres present
206302	F (Toilet Block internals) - Concrete wall and ceiling coatings throughout (Non-friable textured coating) - 19-060460-19	<1g	No Asbestos detected	na
206303	Fx (Toilet Block externals) - Soffits and gables (Fibre cement) - 19-060460-20	<1g	No Asbestos detected	Organic fibres present
206309	Gi (New Shower Toilet Kitchen Building internals) - Men's and women's shower wall linings behind laminate (Fibre cement) - 19-060460-22	<1g	No Asbestos detected	na

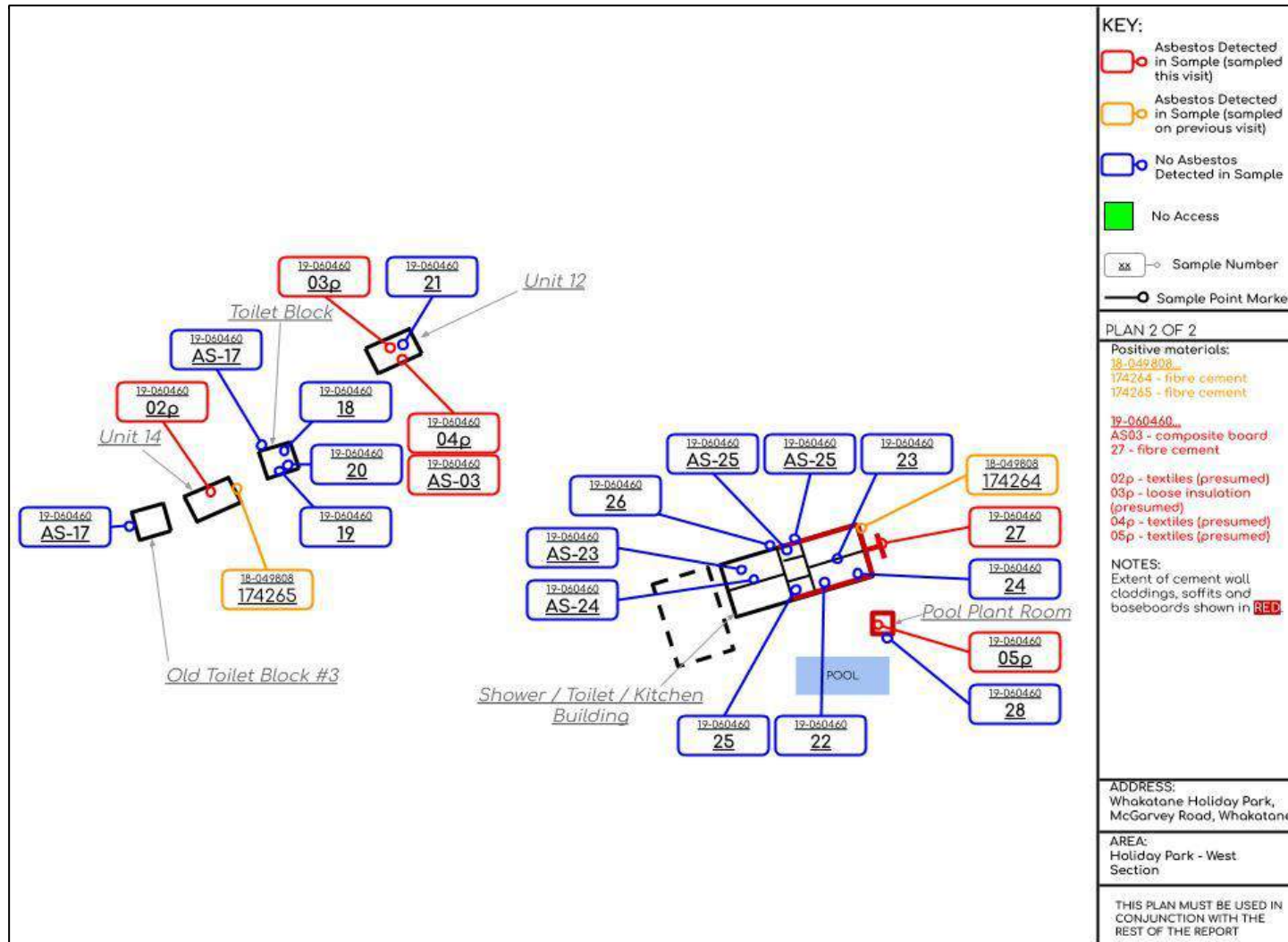
11. APPENDIX 1 - Project 19-060460 Test Results

Laboratory Reference	Sample Ref / Description	Sample Weight Analysed	Result	Comments
206310	Gi (New Shower Toilet Kitchen Building internals) - Men's and women's toilets and showers wall and ceiling linings throughout (Fibre cement) - 19-060460-23	<1g	No Asbestos detected	Organic fibres present
206311	Gi (New Shower Toilet Kitchen Building internals) - Tile-effect aquapanel wall lining above urinal (Fibre cement) - 19-060460-24	<1g	No Asbestos detected	Organic fibres present
206312	Gi (New Shower Toilet Kitchen Building internals) - Wall and ceiling linings throughout laundry and store (Fibre cement) - 19-060460-25	<1g	No Asbestos detected	Organic fibres present
206313	Gx (New Shower Toilet Kitchen Building externals) - Boiler room door infills (Fibre cement) - 19-060460-26	<1g	No Asbestos detected	Organic fibres present
206315	Gx (New Shower Toilet Kitchen Building externals) - Wall cladding to men's and women's toilet entrances (Fibre cement) - 19-060460-27	<1g	Chrysotile	Organic fibres present
206316	H (Pool Plant Room) - Damp proof course to perimeter floor. (Bitumen felt) - 19-060460-28	4 cm sq	No Asbestos detected	Organic fibres present
206300	OT1x (Old Toilet Block 1 externals) - To concrete walls throughout (Non-friable textured coating) - 19-060460-17	<1g	No Asbestos detected	na

12. APPENDIX 2 - FLOOR PLAN(S)



12. APPENDIX 2 - FLOOR PLAN(S)



13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 10 items

Description: Presumed flashguards within fuse cases to fuseboard - Textiles

Sample Identifier: 19-060460-01p

Result: P Chrysotile (presumed); Comment: na; Material Assessment Score: 6

Notes: Not sampled as live at time of survey.

Recommendations: Do not disturb prior to material being investigated (following isolation).



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 2500 cm²

Description: Fuseboard within south wall boxing - Composite board

Sample Identifier: As19-060460-03

Result: Chrysotile ; Comment: na; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically.



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 20 m

Description: North side roof underlining - Builder's paper

Sample Identifier: 19-060460-08

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: Presumed to continue into roof void.

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 20 m2

Description: Doorside wall cladding - Fibre cement

Sample Identifier: 19-060460-12

Result: Chrysotile ; Comment: na; Material Assessment Score: 3

Notes: n/a

Recommendations: Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 4 m2

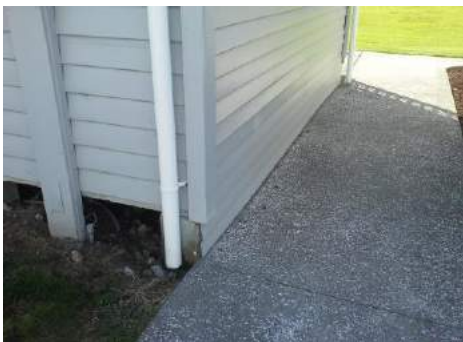
Description: Baseboards to west side - Fibre cement

Sample Identifier: 19-060460-13

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 4 m2

Description: Baseboards to east side behind metal - Fibre cement

Sample Identifier: 19-060460-14

Result: Chrysotile Amosite Crocidolite ; Comment: na; Material Assessment Score: 3

Notes: n/a

Recommendations: Monitor condition and reinspect periodically.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 20 m

Description: Damp proof patches to concrete columns along lower south wall - Bitumen felt

Sample Identifier: 19-060460-15

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area 01x (Units 1-5 externals) 20 m²

Description: South side soffit and upper wall cladding - Fibre cement

Sample Identifier: 19-060460-16

Result: Chrysotile Amosite Crocidolite ; Comment: na; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area 06i (Unit 6 internals) 1 m²

Description: Wall panel behind oven - Fibre cement

Sample Identifier: 19-060460-02

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 06i (Unit 6 internals) 1200 cm²

Description: Electrical boxing front panel - Composite board

Sample Identifier: 19-060460-03

Result: Chrysotile ; Comment: na; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area 07x (Unit 7 external) 3 m

Description: Pipe beneath unit - Fibre cement

Sample Identifier: 19-060460-01

Result: Chrysotile Amosite ; Comment: na; Material Assessment Score: 3

Notes: n/a

Recommendations: Monitor condition and reinspect periodically.



Room/Area: Floor 0, Room/Area 07x (Unit 7 externals) 50 m²

Description: Wall cladding - Fibre cement

Sample Identifier: 18-049976-174827

Result: Crocidolite Amosite Chrysotile; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049976.

Recommendations: Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 09x (Unit 9 externals) 30 m²

Description: Sides and rear wall cladding - Fibre cement

Sample Identifier: 18-049808-174287

Result: Chrysotile Amosite Crocidolite; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049808.

Recommendations: Encapsulate exposed edges using an appropriately licensed asbestos removal contractor.



Room/Area: Floor 0, Room/Area 09x (Unit 9 externals) 10 m

Description: Perimeter soffit - Fibre cement

Sample Identifier: 18-049976-174829

Result: Chrysotile Amosite; Comment: na; Material Assessment Score: 2

Notes: Bulk sample taken June 2018 by client. See certificate 18-049976.

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area 12i (Unit 12 internals) 1200 cm²

Description: Electrical boxing front panel - Composite board

Sample Identifier: As19-060460-03

Result: Chrysotile ; Comment: na; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 12i (Unit 12 internals) 1 m2

Description: Presumed insulation sealed within metal cladding to water cylinder - Loose insulation

Sample Identifier: 19-060460-03p

Result: P Crocidolite (presumed); Comment: na; Material Assessment Score: 7

Notes: n/a

Recommendations: Monitor condition and reinspect periodically.



Room/Area: Floor 0, Room/Area 12i (Unit 12 internals) 5 items

Description: Presumed flashguards within fuse cases to electrical board - Textiles

Sample Identifier: 19-060460-04p

Result: P Chrysotile (presumed); Comment: na; Material Assessment Score: 6

Notes: Not sampled as live at time of survey.

Recommendations: Do not disturb prior to material being investigated (following isolation).



Room/Area: Floor 0, Room/Area 12i (Unit 12 internals) 1 m2

Description: Kitchen cupboard sliding doors - Fibre cement

Sample Identifier: 19-060460-21

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area 14i (Unit 14 internals) 1 items

Description: Presumed flashguard within fuse case to electrical board - Textiles

Sample Identifier: 19-060460-02p

Result: P Chrysotile (presumed); Comment: na; Material Assessment Score: 6

Notes: Not sampled as live at time of survey.

Recommendations: Do not disturb prior to material being investigated (following isolation).



Room/Area: Floor 0, Room/Area 14x (Unit 14 externals) 4 m2

Description: Gables - Fibre cement

Sample Identifier: 18-049808-174265

Result: Chrysotile Amosite; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049808.

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area 14x (Unit 14 externals) 40 m2

Description: To concrete walls throughout - Non-friable textured coating

Sample Identifier: As19-060460-17

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Ax (Laundry Unit externals) 5 m2

Description: Gables - Fibre cement

Sample Identifier: 18-049808-174277

Result: Chrysotile; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049808.

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area Ax (Laundry Unit externals) 8 m

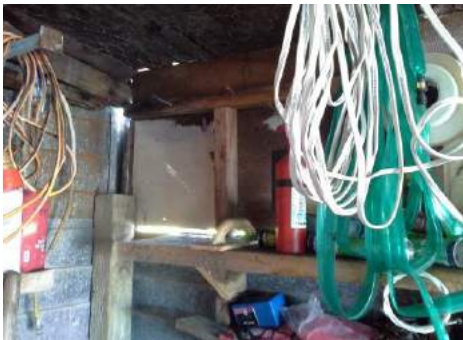
Description: Soffits - Fibre cement

Sample Identifier: 18-049976-174831

Result: Chrysotile Amosite; Comment: na; Material Assessment Score: 2

Notes: Bulk sample taken June 2018 by client. See certificate 18-049976.

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area B (Garage) 1 m2

Description: Window infill to northeast corner - Fibre cement

Sample Identifier: 19-060460-04

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area B (Garage) 15 m²

Description: West wall "supersix" cladding - Fibre cement

Sample Identifier: 18-049976-174822

Result: Chrysotile Amosite; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049808.

Recommendations: Encapsulate material using an appropriately licensed asbestos removal contractor.



Room/Area: Floor 0, Room/Area Ci (Manager's House internals) 4 m²

Description: Wash room ceiling - Fibre cement

Sample Identifier: As19-060460-07

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Ci (Manager's House internals) 200 m²

Description: Roof lining - Builder's paper

Sample Identifier: 19-060460-08

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Cx (Manager's House externals) 1 m²

Description: Debris by north wall - Fibre cement

Sample Identifier: 19-060460-05

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: Potentially extends into surrounding soil.

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Cx (Manager's House externals) 20 m²

Description: Wall cladding to southern end - Fibre cement

Sample Identifier: 19-060460-06

Result: Chrysotile Amosite Crocidolite ; Comment: na; Material Assessment Score: 3

Notes: n/a

Recommendations: Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.



Room/Area: Floor 0, Room/Area Cx (Manager's House externals) 3 m

Description: Narrow soffit to west side - Fibre cement

Sample Identifier: 19-060460-07

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Di (Main Office internals) 1200 cm2

Description: Electrical board - Composite board

Sample Identifier: As19-060460-03

Result: Chrysotile ; Comment: na; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area Di (Main Office internals) 150 m2

Description: Roof lining - Builder's paper

Sample Identifier: As19-060460-08

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Dx (Main Office externals) 25 m

Description: Perimeter soffit - Fibre cement

Sample Identifier: 18-049976-174832

Result: Chrysotile; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049976.

Recommendations: Seal damaged sections using an appropriately licensed asbestos removal contractor.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Dx (Main Office externals) 4 m

Description: Flue - Fibre cement

Sample Identifier: 19-060460-09

Result: Chrysotile Amosite ; Comment: na; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area E (Electrical Shed) 20 m2

Description: Wall cladding - Fibre cement

Sample Identifier: 18-049808-174272

Result: Chrysotile Amosite; Comment: na; Material Assessment Score: 3

Notes: Bulk sample taken June 2018 by client. See certificate 18-049808.

Recommendations: Encapsulate exposed sections using an appropriately licensed asbestos removal contractor.



Room/Area: Floor 0, Room/Area E (Electrical Shed) 4 m2

Description: Roof lining - Builder's paper

Sample Identifier: 19-060460-10

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area E (Electrical Shed) 7 m

Description: Damp proof course to perimeter floor - Bitumen felt

Sample Identifier: 19-060460-11

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area F (Toilet Block internals) 6 m2

Description: Aquapanel shower lining - Fibre cement

Sample Identifier: 19-060460-18

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area F (Toilet Block internals) 30 m2

Description: Concrete wall and ceiling coatings throughout - Non-friable textured coating

Sample Identifier: 19-060460-19

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Fx (Toilet Block externals) 40 m²

Description: To concrete walls throughout - Non-friable textured coating

Sample Identifier: As19-060460-17

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Fx (Toilet Block externals) 12 m²

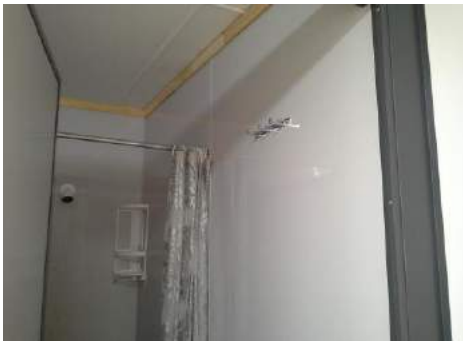
Description: Soffits and gables - Fibre cement

Sample Identifier: 19-060460-20

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 24 m²

Description: Men's and women's shower wall linings behind laminate - Fibre cement

Sample Identifier: 19-060460-22

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 200 m2

Description: Men's and women's toilets and showers wall and ceiling linings throughout - Fibre cement

Sample Identifier: 19-060460-23

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 110 m2

Description: Kitchen wall and ceiling linings throughout - Fibre cement

Sample Identifier: As19-060460-23

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 2 m2

Description: Tile-effect aquapanel wall lining above urinal - Fibre cement

Sample Identifier: 19-060460-24

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 5 m2

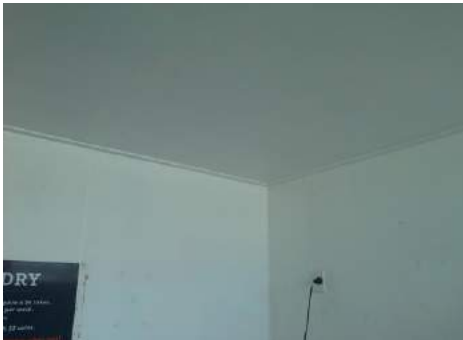
Description: Tile-effect aquapanel wall lining above kitchen stoves - Fibre cement

Sample Identifier: As19-060460-24

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 90 m2

Description: Wall and ceiling linings throughout laundry and store - Fibre cement

Sample Identifier: 19-060460-25

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Gi (New Shower Toilet Kitchen Building internals) 18 m2

Description: Boiler room wall linings - Fibre cement

Sample Identifier: As19-060460-25

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Gx (New Shower Toilet Kitchen Building externals) 90 m2

Description: Laundry + shower section wall cladding - Fibre cement

Sample Identifier: 18-049808-174264

Result: Chrysotile Amosite; Comment: na; Material Assessment Score: 2

Notes: Bulk sample taken June 2018 by client. See certificate 18-049808.

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area Gx (New Shower Toilet Kitchen Building externals) 2 m2

Description: Window overboard and soffit outside boiler room - Fibre cement

Sample Identifier: As19-060460-25

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area Gx (New Shower Toilet Kitchen Building externals) 2 m2

Description: Boiler room door infills - Fibre cement

Sample Identifier: 19-060460-26

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area Gx (New Shower Toilet Kitchen Building externals) 20 m2

Description: Wall cladding to men's and women's toilet entrances - Fibre cement

Sample Identifier: 19-060460-27

Result: Chrysotile ; Comment: Organic fibres present; Material Assessment Score: 2

Notes: n/a

Recommendations: Monitor condition and reinspect periodically. Maintain paint finish.



Room/Area: Floor 0, Room/Area H (Pool Plant Room) 4 items

Description: Presumed flashguards within fuse cases to electrical board - Textiles

Sample Identifier: 18-049976-174831

Result: P Chrysotile (presumed); Comment: na; Material Assessment Score: 6

Notes: Not sampled as live at time of survey.

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area H (Pool Plant Room) 8 m

Description: Damp proof course to perimeter floor. - Bitumen felt

Sample Identifier: 19-060460-28

Result: No Asbestos Detected; Comment: Organic fibres present; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

13. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room/Area OT1x (Old Toilet Block 1 externals) 40 m²

Description: To concrete walls throughout - Non-friable textured coating

Sample Identifier: 19-060460-17

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area OT2x (Old Toilet Block 2 externals) 40 m²

Description: To concrete walls throughout - Non-friable textured coating

Sample Identifier: As19-060460-17

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.



Room/Area: Floor 0, Room/Area OT3x (Old Toilet Block 3 externals) 40 m²

Description: To concrete walls throughout - Non-friable textured coating

Sample Identifier: As19-060460-17

Result: No Asbestos Detected; Comment: na; Material Assessment Score: N/A

Notes: n/a

Recommendations: No further action required.

14. APPENDIX 4 - WORKING WITH ASBESTOS CONTAINING MATERIALS

This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

Legislation

The Control of Asbestos Related issues within New Zealand is currently under the Health & Safety at Work(Asbestos) Regulations 2016.

Regulations 13 Duty to prepare asbestos management plan

- (1) This regulation applies if asbestos or ACM is—
 - (a) identified at a workplace under regulation 10; or
 - (b) likely to be present at a workplace from time to time.
- (2) A PCBU with management or control of the workplace must ensure that a written plan (an **asbestos management plan**) for the workplace is prepared.
- (3) A PCBU with management or control of the workplace must ensure that the information in the asbestos management plan is kept up to date.
- (4) An asbestos management plan must include information about the following:
 - (a) the identification of asbestos or ACM;
 - (b) decisions, and reasons for decisions, about the management of the risk arising from asbestos at the workplace;
 - (c) procedures for detailing incidents or emergencies involving asbestos or ACM at the workplace;
 - (d) the workers who carry out work involving asbestos, including—
 - (i) information and training that has been and will be provided to the workers;
 - (ii) roles and responsibilities of the workers;
 - (iii) any health monitoring of the workers that has been or will be undertaken.
- (5) A PCBU with management or control of a workplace must ensure that a copy of the asbestos management plan for the workplace is readily accessible to—
 - (a) a worker who has carried out, carries out, or intends to carry out work at the workplace; and
 - (b) a representative of a worker referred to in paragraph (a); and
 - (c) a PCBU who has carried out, carries out, or intends to carry out work at the workplace; and
 - (d) a PCBU who has required, requires, or intends to require work to be carried out at the workplace.

Further practical information is provided in the Approved Code of Practice for the Management & Removal of Asbestos April 2016 .

General Recommendations

Any staff involved with building and plant maintenance on site, need to become familiar with the Asbestos Register. A copy of the register and the plans marking identified asbestos should be made available to any external contractors that are doing work in any of the buildings containing asbestos. It might be advisable to have contractors sign that they have read and become familiar with the register and will follow the recommendations within or any other procedures that are deemed necessary in regards to asbestos handling.

14. APPENDIX 4 - WORKING WITH ASBESTOS CONTAINING MATERIALS cont.

Working with Asbestos cement

- 1) Drilling or cutting of these materials should be avoided where possible. If unavoidable, only hand tools or tools with suitable dust extraction should be employed. High pressure water-blasting should never be employed on asbestos cement products.
- 2) If drilling/cutting, respiratory protection must be worn (P2 half face respirator or better), as well as disposable overalls or regular overalls that can be immediately laundered.
- 3) If drilling/cutting, good hygiene practices need to be employed including wetting down local areas. Any drill turnings/debris should be placed in labelled bags and disposed of as asbestos waste.
- 4) If whole sheets need to be removed, they should be removed as intact as possible (please see WorkSafe Approved Code of Practice for the Management & Removal of Asbestos April 2016 for removal/disposal options and procedures).

Procedures for work on bonded materials do not necessarily require full enclosure, but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

Waste Disposal

All materials which contain asbestos are classified as 'hazardous'. This includes lower risk ACMs such as asbestos cement and asbestos vinyl floor tiles. All asbestos containing materials must be disposed of in designated registered asbestos receiving sites. Local councils and/or WorkSafe NZ will have a list of such sites, or reference to such organisations that can uplift asbestos materials and transport materials to the receiving sites.

Using Non-licensed Contractors for Work with Low Risk Materials (NLW)

It is currently permissible to use non-licensed contractors, such as general builders or demolition contractors, to work on low risk ACMs as long as the material is less than 10 m² (cumulatively over the whole course of the removal project for the site) of non-friable asbestos or ACM. Dowdell & Associates Ltd would normally advise against this approach as non-specialists may not be familiar with statutory requirements (such as exposure assessments and waste consignment forms), they may not have specialist equipment required to undertake the work or have the correct training.

It is also important that adequate insurances are in place for work with asbestos. Specific asbestos related insurance is generally not held by non-licensed companies, and a client would risk financial loss should a claim arise against the contractor.