



# Achieve Best Practice

27/08/2021

Sally Collins  
Astor Terrace Partnership  
Level 10, 46 Edward Street  
Brisbane Q 4000

Dear Sally Collins,

**RE: Asbestos Report for 15 Astor Terrace, Spring hill**

Enclosed please find the Asbestos Report for the above property that was recently inspected.

Included in the Management Plan is an **Asbestos Compliance Implementation form** that is required to be filled in and a **Persons Informed of Building Containing ACM form** that is required to be filled in and signed by persons who will be visiting or working on any of the sites, this is to confirm that they have been advised of the presence of Asbestos Containing Materials.

Should you have any queries please contact our office on 1800 803 162.  
Refer to our terms and conditions [click](#)

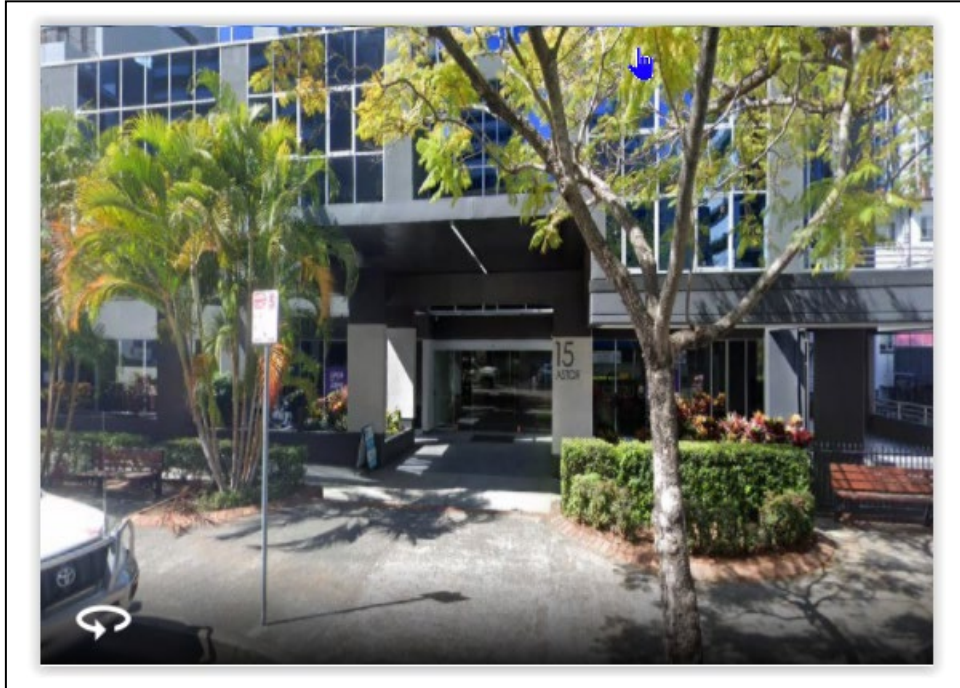
Yours sincerely

**Licenced Asbestos Assessor A123229.**



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## Report on Asbestos Containing Materials in the Workplace



**Building Owner: Astor Terrace Partnership**  
**Postal Address: Level 10, 46 Edward Street**

**Building Address: 15 Astor Terrace, Spring hill**

**Date of Inspection: 19/08/2021.**



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**Executive Overview** – Site:  
hill

15 Astor Terrace, Spring  
hill

**Inspection Date:**

19/08/2021.

***Friable Asbestos Containing Materials were not found.***

**Bound Asbestos Containing Materials** were found in previous inspections however a refurbishment of the Building was undertaken in 2013 and asbestos lagging / insulation / gaskets was removed. My inspection has verified the removal.

**Signage Required:** Not applicable

**Schedule of Future Inspections**

Not applicable

**Action Required for Asbestos Containing Materials**

Not applicable



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## Notes about Asbestos Containing Materials Report

**The findings are itemised for perusal.**

These findings are the result of inspection by an appropriately qualified person.

### Important Notes:

If the building is to be demolished a destructive inspection must be undertaken to determine if there are concealed materials that have been covered over by subsequent renovations.

### Further Information:

Please phone Achieve Best Practice  
or email your enquiry to

1800 803 162  
[Paul@BPMSmail.com.au](mailto:Paul@BPMSmail.com.au)



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## Registers

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## Asbestos Containing Materials Register

Structures where No Asbestos was detected

<b>Building Name</b>	15 ASTOR TERRACE, SPRING HILL QLD	<b>Inspector:</b>	PAUL DOUGLAS		PHOTO	Building	PHOTO	Building
<b>Test Date:</b>	19/08/21	<b>Reinspect</b>	NA	<b>Building Photo</b>				

Lvl	Location	Location ID or Room designation	Component	Surface Treatment	Material Extent	Material unit	Form	ID status	State	Condition	Exposure Frequency	Likelihood of Disturbance	Advise	Action	Action Date	Photo No:	Sample No:	Comment
All	Entire Bldg	N/A	<b>NO ASBESTOS DETECTED</b>															

**Legend:**

**Surface Treatment** = Painted, Raw Surface, Pre Finished, Encapsulated with Other, Unknown.

**Likelihood of Disturbance:** Very Low, Low, Medium, High, Extreme

**ID Status** = Presumed, Previously Tested, Previously Reported, Sampled, Labelled.

**State** = N/A, Bound, Friable.

**Condition** = Good, Fair, Poor.

**Activity Frequency** = Rarely, Monthly, Weekly, Daily, Continually.

**Likelihood of Disturbance** = Rare, Unlikely, Possible, Likely, Almost Certain

**Action** = Maintain, Encapsulate, Remove.

**Action Date** = Asap, 6 mths, 12 mths, 24 mths, 36 mths, 48 mths

**Material unit**= square metre, lineal metre, each, not specified

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