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10/06/22

Sally Collins
Dunkheld Gardens
River Quarter, Lvl 3, 46 Edward St, Brisbane 4000

Dear Sally Collins,

RE: Asbestos Report for 45 Victoria St, Mackay Q 4740

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](#).

Please note: Buildings where Asbestos has been detected must be re-inspected every 5 years

Yours sincerely

Licenced Asbestos Assessor A123229.



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Report on Asbestos Containing Materials in the Workplace



Building Owner: Dunkheld Gardens

Postal Address: River Quarter, Lvl 3, 46 Edward St, Brisbane 4000

Site name: 45 Victoria St, Mackay Q 4740

Building Name: 45 Victoria St, Mackay Q 4740

Building Address: 45 Victoria St, Mackay Q 4740

Date of Inspection: 08/06/22.



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Executive Overview – Site: 45 Victoria St, Mackay Q 4740

Inspection Date: 08/06/22.

Friable Asbestos Containing Materials *were not found.*

Bound Asbestos Containing Materials *were found.*

Signage Required: *Inspector has previously installed.*

Schedule of Future Inspections

Every 5 years.

Action Required for Asbestos Containing Materials

Refer to Registers.



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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@AchieveBestPractice.com.au



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Appendices

Registers

Photos

Asbestos management plan

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Asbestos Containing Materials Register

Asbestos Containing Materials Register										No Asbestos Detected			Areas with no Access				
Building Name: 45 Victoria St, Mackay QLD				Inspector: Peter Dunwoody													
Test Date: 08/06/22		Reinspect		07/06/2027		Building Photo			1								
Lvl	Location	Component	Surface Treatment	Material Extent	Material Unit	Form	Type	State	Condition	Activity Frequency	Likelihood of Disturbance	Advise	Action	Action Date	Photo No:	Sample No:	Comment
G	External	Wall Cladding & Fascia Panels	P	240	sm	A/C Sheet	PT	B	G	R	U	X			1909		
G	External	Drain Surrounds	R	2	sm	A/C Sheet	PT	B	G	R	U	X			-		
3	Electrical Room	Electrical Fuse & Meter Backing Boards	R	3	sm	Zelemite	PT	B	G	R	U	X			-		
All	Fire Escape Stairwell	Fire doors	R	2	sm	A/C Sheet	PT	B	G	R	U	X			1442		
All	Perimeter	Internal old eaves lining	P	160	sm	A/C Sheet	PT	B	G	R	U	X			2427		
2	Electrical Room	Electrical Fuse & Meter Backing Boards	R	3	sm	Zelemite	PT	B	G	R	U	X			-		
G-2	Electrical Room	Flooring panel to electrical cable penetrations	R	3	sm	Compressed A/C Sheet	PT	B	G	R	U	X			-		
1	Electrical Room	Electrical Fuse & Meter Backing Boards	R	3	sm	Zelemite	PT	B	G	R	U	X			-		
1	Tenancy S108 - Fire Resistant Storage Cupboard	Fire doors	R	4	sm	A/C Sheet	PT	B	G	R	U	X			-		
G	Electrical Room	Electrical Fuse & Meter Backing Boards	R	1.5	sm	Zelemite	PT	B	G	R	U	X			-		
G	Rear Corridor Access Door & AC Plantroom Door	Fire doors	R	2	sm	A/C Sheet	PT	B	G	R	U	X			1941		
G	Rear Corridor Electrical Cupboard	Double Fire doors	R	4	sm	A/C Sheet	PT	B	G	R	U	X			2452		
G	Lift Motor Room Access	Fire doors	R	2	sm	A/C Sheet	PT	B	G	R	U	X			2454		
All	Hidden Rear Fire Escape Stairwell	Fire doors	E	-	-	A/C Sheet	P	B	G	R	U	X			-		
G	Rear Corridor - Cleaners Cupboard	Fire doors	R	2	sm	A/C Sheet	P	B	G	R	U	X			-		
All	Fuse Boards	Fuse Linings	R	0.5	sm	Woven	P	F	G	R	U	X			-		

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Asbestos Containing Materials Register

Asbestos Containing Materials Register										No Asbestos Detected		Areas with no Access					
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Test Date: 08/06/22		Reinspect: 08/06/27		Building Photo: 1													
Lvl	Location	Component	Surface Treatment	Material Extent	Material Unit	Form	Type	State	Condition	Activity Frequency	Likelihood of Disturbance	Advise	Action	Action Date	Photo No:	Sample No:	Comment
All	Electrical Rooms, Cupboard Meter, Fuse Boxes	Internal lining to box	P	-	-	Zelemite	P	B	G	R	U	X			-		
All	Lift Car System	All	P	-	-	A/C Material	P	B	G	R	U	X			-		
All	Gaskets, Seals & Sealing Compounds	All	P	-	-	A/C Material	P	B	G	R	U	X			-		
All	Ceiling Space - Disused AC Ducts	Duct Insulation	R	-	-	A/C Material	P	B	G	R	U	X			-		

Legend:

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

Material Extent = Units or M²

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

Type = 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, Continuous

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