



1D Quadrant Drive, Lower Hutt

Presumptive Management Survey

Prepared for:

Graham Pudney

2nd July 2018

Statement of confidentiality:

This document and supporting materials contain confidential and propriety business information of ASG and the client(s): Graham Pudney

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**Client receipt
acknowledgement:**

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1.0 Executive summary

On 23/06/18 ASG performed a Presumptive Asbestos Management Survey of 1D Quadrant Drive, Lower Hutt. A survey of this type aims to locate and identify any Asbestos Containing Materials (ACMs) on site that could be disturbed or have the potential to release respirable fibres during normal occupancy of the premises. This was achieved through a detailed inspection of all areas accessible during normal occupancy of the premises. All suspected products are presumed to contain Asbestos and must be treated as such until further investigation and sampling disproves this.

1.1 Presumed

Due to the age of the building (constructed post 2000), correspondence with Graham Pudney and inspection of all materials accessible during normal occupancy of the premises, no asbestos products have been identified on site.

1.2 No Access Areas

All areas were accessed at the time of the survey.

1.3 Recommendations

A Presumptive Management Survey will identify all suspected products as containing asbestos. Before any remediation work begins it is advisable to confirm the presence of asbestos in the products through sampling and analysis. Presumed asbestos products found to not contain asbestos will not need to be remediated.

If any asbestos products or potential asbestos products are to be left in situ and managed (i.e. not removed) an Asbestos Management Plan should be developed to ensure the risks are appropriately managed. This should include:

- Identification of asbestos or ACMS
- Decisions, and reasons for decisions, about the management of the risk arising from asbestos at the workplace
- Emergency procedures
- Worker info (training, health monitoring, roles and responsibilities)

For more information on Asbestos Management Plans see: Health and Safety at Work (Asbestos) Regulations 2016 and Management and Removal of Asbestos Nov 2016 (Approved Code of Practice).

No recommendations have been made as no asbestos products have been identified on site.

2.0 Introduction

Asbestos Survey Group was requested by Graham Pudney to carry out a Presumptive Asbestos Management Survey on 1D Quadrant Drive, Lower Hutt.

The survey was undertaken by:

1. Nick Brewer:
 - IP402 – Surveying and sampling strategies for Asbestos in buildings
 - COC 7310 -Class A Asbestos Supervisor

The type of survey requested by the client was a Presumptive Management Survey.

This survey was conducted on the 23rd June 2018 by Nick Brewer on behalf of ASG and is intended to identify the location and condition of any asbestos containing materials (ACMs) present within the building that could be disturbed or have the potential to release respirable fibres during normal occupancy of the premises.

2.1 Type of survey

A Presumptive Management Survey was undertaken in accordance with the NZ Health and Safety at Work (Asbestos) Regulations 2016, Management and Removal of Asbestos (Approved Code of Practice) and Conducting Asbestos Surveys Oct 2016 (Good Practice Guidelines).

The aim of the survey is to identify any asbestos containing materials (ACM) that may be damaged or disturbed, and therefore present a health risk, during the normal occupancy of the building.

The survey will produce: A Management Survey report; Asbestos register including material risk assessment scores; material location data sheets; a site plan.

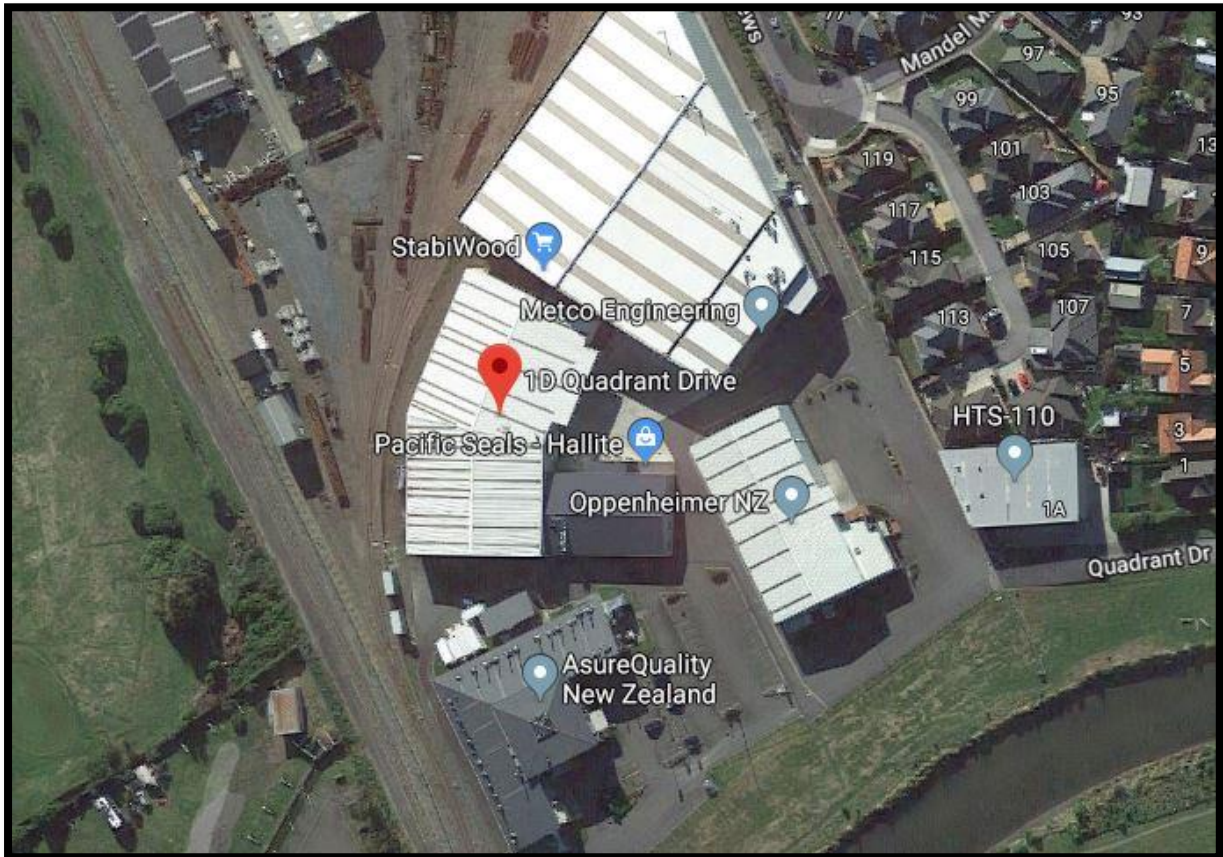
A Presumptive Survey does not have material sampling and analysis associated with it. All suspected potential asbestos products identified will be presumed to contain asbestos and must be treated as such until further investigation and sampling disproves this. There are three levels of presumption:

- Strong Presumption (SP): The product is almost certainly an ACM, sampling may be unnecessary.
- Presumed (P): The product may contain asbestos, sampling is required.

A Presumptive Survey is non-intrusive, with no damage being done to the building fabric. Therefore, it may not have been possible to access all areas on site, these will be noted as no access, and will have presumed asbestos contained within. Those areas that are unlikely to be accessed during normal occupancy of the premises (e.g. risers, inside ducting) are not included in the scope of a management survey.

This Presumptive Management Survey report includes a material assessment of all presumed ACMs. This can be used as a guide to assist in prioritising the Asbestos remediation strategy, and developing an Asbestos Management Plan, but in itself does not constitute a Management Plan.

3.0 Detailed site description



1D Quadrant Drive is an office building and warehouse.

The warehouse part of the structure was constructed in 2004, the office building was constructed in 2013-2014.

All materials used were new and modern at the time of construction.

Due to the age of the building (constructed post 2000), correspondence with Graham Pudney and inspection of all materials accessible during normal occupancy of the premises, no asbestos products have been identified on site.

4.0 Scope of works

The purpose of the investigation was:

- To locate and identify the presence of potential Asbestos containing materials on site that may be disturbed during normal occupancy.
- Assess the risk of Asbestos exposure to the building's users.
- To assist with the development of a Management Plan.

5.0 Survey Results

All areas onsite were thoroughly inspected, this included:

1. Building exterior
2. Building interior
3. Area surrounding the building

5.1 Presumed asbestos materials

Due to the age of the building (constructed post 2000), correspondence with Graham Pudney and inspection of all materials accessible during normal occupancy of the premises, no asbestos products have been identified on site.

5.2 No Access Areas

All areas were accessed at the time of the survey.

5.3 Recommendations

After identifying an Asbestos product on site, a decision must be made as to the remediation strategy that will be employed. The remediation is required to minimise the risk that the products present to those using the building. There are several options available, the table below assesses these options.

For detailed recommendations, refer to 1.2 – Executive summary, Recommendations

No recommendations have been made as no asbestos products have been identified on site.

Asbestos Remediation options (from Approved Code of Practice)

1D Quadrant Drive, Lower Hutt

Remediation strategy	Description	Appropriate for	Not appropriate when	Advantages	Disadvantages
Removal	Complete removal of asbestos or ACM from building	- Badly damaged or deteriorated asbestos products. - Products with the potential to release respirable fibers into the environment	- Asbestos is located in complex or inaccessible locations. - Removal would be extremely difficult and other options are satisfactory	- Hazard and risk eliminated - No further action required	- Increased short term exposure risk, particularly to removal workers - Generally the costliest option - Risk of creating further contamination
Encapsulation	Coating ACM with a product that penetrates into and hardens the material	- Asbestos that is impractical to remove. - Minimal likelihood of the product being damaged	- Asbestos is deteriorating - Applying sealant may cause fiber release - Area of damaged asbestos is large	- Quick and cost effective - Dust is contained	- Hazard is not eliminated - If the area is large, costs may be similar to removal - May make eventual removal more difficult - Asbestos management plan required
Sealing	Applying a protective coating that creates an impermeable seal for the asbestos	- Removal is difficult or not feasible. - Minimal likelihood of the product being damaged - Asbestos is visible for regular monitoring	- Asbestos is deteriorating - Applying sealant may cause fiber release - Area of damaged asbestos is large	- Quick and cost effective - Dust is contained	- Hazard is not eliminated - If the area is large, costs may be similar to removal - May make eventual removal more difficult - Asbestos management plan required
Enclosure	Placing a barrier between the ACM and the surrounding environment	- Removal is extremely difficult. - The asbestos can be enclosed in such a way that any fibers released will be fully contained	- Enclosure liable to being damaged - Asbestos can't be fully enclosed	- Minimal disruption to occupants - Provides an adequate control in certain situations	- Hazard is not eliminated - Ongoing maintenance required - Asbestos management plan required
Deferral	No action taken at the present time	- Risk of asbestos exposure is negligible. - Asbestos inaccessible or fully contained	- There is a possibility of asbestos damage or deterioration.	- No initial cost - Cost of removal deferred	- Hazard is not eliminated - Ongoing monitoring and maintenance required - Asbestos management plan required

6.0 Methodology

This survey report outlines the areas inspected and those areas identified by room location. The survey was undertaken in such a way that access was sought to all areas relevant to the scope of works.

The surveyors have knowledge of asbestos and are experienced in the techniques of recognising and sampling materials. The building was systematically inspected for asbestos products, the investigation scheme was as follows:

- Each area inspected individually.
- External areas; work downwards from high to low; work from periphery inwards
- Internal Areas; work downwards from roof to basement; inspect each area individually, work around each area clockwise from entry door; inspect each component inside each compartment in the following order: ceiling, walls, floors, fixtures and fittings, equipment and services.
- Check and inspect every item that may contain asbestos or ACM
- Conduct a thorough site walk through to identify any products missed during the first inspection.

No samples are taken for a presumptive survey.

Workplace Exposure

The Health and Safety at Work (Asbestos) Regulations, 2016 state that a PCBU must eliminate exposure of a person at the workplace to airborne asbestos as far as reasonably practicable; and if it is not practicable to eliminate exposure, minimise it as far as is reasonably practicable.

They must also ensure that the airborne contamination standard for asbestos is not exceeded in the workplace. The airborne contamination standard is defined as: an 'average concentration over any eight-hour period of 0.1 respirable asbestos fibres per millilitre of air' Work Safe Management and Removal of Asbestos, Nov 2016 – Approved Code of Practice

Removal Procedure

Any asbestos removal procedures should be undertaken by a licenced and experienced removal contractor, in accordance with NZ Health and Safety at Work (Asbestos) Regulations, 2016 and Work Safe Management and Removal of Asbestos, November 2016 – Approved Code of Practice. During the removal process air monitoring may be necessary and should be conducted by an independent licenced assessor or independent competent person, the analysis should be performed by a licenced/accredited laboratory with IANZ accreditation.

Waste disposal

Any Asbestos waste must also be handled in accordance with the Work Safe Management and Removal of Asbestos, Nov 2016 – Approved Code of Practice, Health and Safety at Work (Asbestos) Regulations 2016 and comply with regulatory requirements of local authorities.

7.0 Health Risk assessment

When working with/around asbestos there is a significant risk to health for all involved. This risk can be increased or decreased depending on: the work undertaken, the ACM involved and its level of deterioration, and environmental conditions. These figures can be used to ascertain risk ratings for types of Asbestos work on sites.

The health hazards and risks associated with working with asbestos have been assessed using the tools below (Table 1 and Table 2.) Where an uncontrolled hazard results in a high to extreme risk rating control measures are required to be implemented. The risk should be reduced to moderate/low and if possible eliminated altogether.

Table 1 Risk Assessment

		Likelihood rating				
		Rare Exceptional circumstance No known experience	Unlikely Could occur at some time Happens in Industry	Possible May occur at some time Every 12 months	Likely May occur in most circumstance Every 3 months	Almost Certain Will occur in most circumstances Every Month
Severity of injury/illness	Catastrophic	Moderate	Moderate	High	Critical	Critical
	Major	Low	Moderate	Moderate	High	Critical
	Moderate	Low	Moderate	Moderate	Moderate	High
	Minor	Very low	Low	Moderate	Moderate	Moderate
	Insignificant	Very low	Very low	Low	Low	Moderate

Table 2 Consequence rating

Consequence	Description of Consequence
Catastrophic	If an incident were to occur, it would be likely that a permanent, debilitating injury, significant irreversible effects, or death would result. Toxic release on or off site with long term effects
Major	Can cause a single fatality or irreversible health effects or disabling illness to one or more persons Serious long-term impairment. Major short-term effects to environment.
Moderate	Can cause severe, reversible health effects, could result in lost time illness If an incident were to occur, it would be likely that first aid would result. Environmental release can be cleaned up with specialist help.
Minor	Can cause reversible health effects of concern that would typically result in a medical treatment with no lost time. Short term effect that is localised and reversible. Release can be cleaned.
Insignificant	Can cause reversible health effects of little concern, requiring first aid treatment at most. Negligible environmental effect and can be contained in controls.

8.0 Material Risk Assessment

For all identified ACMs, a material risk assessment is undertaken to allow the materials to be ranked in order of highest to lowest risk. The material risk assessment score is found by adding the scores found through the Material Assessment Algorithm and Priority Assessment Algorithm.

This is a value between 0-21 where: 0-7 represents a low risk ACM, 8-14 a medium risk ACM and 15-21 a high-risk ACM.

Note: the material risk assessment algorithm is used to find the worst-case risk score for a product.

8.1 Material Assessment Algorithm

Material assessments are undertaken following the method outlined in Worksafe's Conducting Asbestos Surveys October 2016 – Good Practice Guidelines.

When undertaking a management or refurbishment survey, a material assessment is undertaken for all ACMs, this estimates the likelihood of the material to release respirable fibres on a normal day (i.e. no unusual disturbance of the ACM). This assessment is represented by a number between 0 and 9, where 9 is a high-risk ACM.

The material assessment algorithm is explained below.

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
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.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, 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.
TOTAL		

SCORE	POTENTIAL TO RELEASE FIBRES
7-9	High
4-6	Medium
1-3	Low

Non-asbestos materials have no potential to release asbestos fibres.

8.2 Priority Assessment Algorithm

The priority assessment algorithm is taught on the IP402 'Surveying and sampling strategies in buildings' course. It takes into account:

- Usage of the area
- Likelihood of disturbance (through normal activity).
- Human exposure potential
- Maintenance activity

This assessment gives each material a score between 0-12 where 12 represents a *high-risk*.

Assessment factor	Score	Examples of score variables
Normal occupant activity		
Main activity of the area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance (ie office type activity)
	2	Periodic disturbance (ie industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance (ie fire doors with asbestos insulating board sheet in constant use)
Secondary activities for the area	as above	as above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/Amount	0	Small amounts of items
	1	<10m ² or <10lm pipe run
	2	>10m ² to 50m ² or >10lm to <50lm
	3	>50m ² or >50lm
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3
	2	> 3 to < 6
	3	> 6 hours
Maintenance Activity		
Type of maintenance activity	0	Minor disturbance (ie possibility of contact when gaining access)
	1	Low disturbance (ie changing light bulbs in asbestos insulating board ceilings)
	2	Medium disturbance (ie lifting one or two asbestos insulating board ceiling tiles to gain access)
	3	High levels of disturbance (ie removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabbling)
Frequency of activity	0	ACM unlikely to be disturbed for maintenance
	1	< 1 per year
	2	> per year
	3	> per month

9.0 Legislation

The guidelines and legislation provided on asbestos issues are:

- Health and Safety at Work (Asbestos) Regulations 2016
- Management and Removal of Asbestos, Approved Code of Practice November 2016
- Conducting Asbestos Surveys, Good Practice Guidelines October 2016
- Health and safety at Work Act 2015

10.0 Limitations

The survey was undertaken by representatives of Asbestos Survey Group (ASG) under guidance from the client. The method used to perform the survey has been influenced by this information, and ASG cannot guarantee that this interpretation accurately represents conditions on site. ASG also cannot guarantee that all asbestos containing materials have been identified or presumed to be present. Areas where samples have not been taken, areas with presumed asbestos and areas not accessed during the survey must be investigated further before any future building work is undertaken.

While on site ASG takes representative samples of the suspected asbestos containing materials, these may be taken as a single sample or as a composite for certain materials. These samples may not be a true representation of every part or component of the material in question. It is possible that asbestos containing materials have been replaced with non-asbestos products, and have left some dust or debris in place, or have been sealed or encapsulated within another material and as such are difficult to locate or access. ASG can't guarantee that all asbestos waste products, concealed asbestos products and debris have been identified.

This report must be read in its entirety including any appendices. Asbestos Survey Group accepts no responsibility for sub-division of this report and cannot be held responsible for the way which a client interprets or acts upon the results. This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by both the surveyor and assistant, it must also be designated 'final' on the signatory sheet. This report is intended to give a good idea of the type and location of asbestos products within the work-site boundaries. It does not detail safety procedures for interacting with asbestos products.

This report is solely for the use of the client and any reliance on this report by a third party shall be at such party's risk and may not contain sufficient information for the purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other object that those set out in the report, except where written approval with comments are provided by Asbestos Survey Group.

11.0 Glossary of terms

- ACM: Asbestos Containing Material
- ACOP: Approved Code of Practice
- AIB: Asbestos Insulation Board
- CoC: Certificate of Competency for supervising asbestos removal
- CRL: CRL Energy, sample analysis laboratory
- GPG: Good Practice Guidelines
- IANZ: International Accreditation New Zealand
- NAD: No Asbestos Detected (through lab analysis)
- PCBU: Person Conducting a Business or Undertaking
- SMF: Synthetic Mineral Fibre
- UMF: Unknown Mineral Fibre



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