

Department of National Parks, Recreation, Sport and Racing
MINISTERIAL BRIEFING NOTE

TO: Minister for National Parks, Recreation, Sport and Racing

SUBJECT: Commercial lease with Australian Rainforest Conservations Society on property known as Koonjewarre, 2806 Springbrook Road, Springbrook (Lot 26 on RP139816)

TIMEFRAME

- Approval of this briefing note is required by 5 December 2014.

RECOMMENDATION

It is recommended that the Minister:

- note** the commercial lease between Queensland Parks and Wildlife Service (QPWS) and the Australian Rainforest Conservation Society (ARCS) for the running of the Koonjewarre accommodation business at Springbrook is due to expire on 9 December 2014

sch3(8)(1) Information disclosure of which would found action for breach of confidence

BACKGROUND/KEY ISSUES

- The property known as Koonjewarre, 2806 Springbrook Road, Springbrook has a commercial lease between ARCS and the Department of National Parks, Recreation, Sport and Racing (the department) for the purposes of running an accommodation and activity centre (**Attachment 3**).
- This lease commenced on 10 December 2008 for a three-year term, with options to extend three times, for three-year extension periods.

sch3(8)(1) Information disclosure of which would found action for breach of confidence

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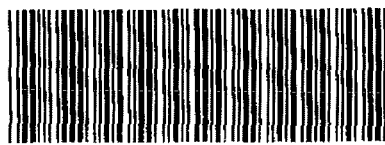
sch3(8)(1) Information disclosure of which would found action for breach of confidence

Author Name: Dana Chauvel Position: A/Senior Project Officer Tel No: 07 3199 7541 Date: 13 November 2014 15-068	Endorsed by Name: Neil Cambourn Position: Executive Director Tel No: 07 3199 7518 Date: 1 December 2014	Endorsed by Name: Ben Klaassen Position: Deputy Director-General, QPWS Tel No: 07 3199 7538 Date: 2 December 2014	Recommended Name: John Glaister Position: DG, NPRSR Tel No: 07 3338 9307 Date: 3/12/14
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QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

LEASE/SUB-LEASE

Form 7 Version 6
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Duty Imprint

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Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

1. Lessor The State of Queensland (represented by Department of Infrastructure and Planning)	Lodger (Name, address & phone number) Allens Arthur Robinson, Lawyers 123 Eagle Street Brisbane 4000 Tel: (07) 3334 3377 Ref: GAHB:405782938	Lodger Code 024
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2. Lot on Plan Description Lot 26 on Registered Plan 139816	County Ward	Parish Numinbah	Title Reference 15146055
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3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		Australian Rainforest Conservation Society Inc.	

4. Interest being leased

Fee simple

5. Description of premises being leased

The whole of the land described in item 2.

6. Term of lease 3 years Commencement date/event: 10/12/2008 Expiry date: 09/12/2011 Options: 3 x 3 years Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	7. Rental/Consideration See Schedule
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8. Grant/Execution

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:

- * the attached schedule
- * the attached schedule and document no.
- * document no.
- * Option in registered Lease no. has not been exercised.
- * delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature

..... full name

SEE ENLARGED PANEL

..... qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Execution Date

Lessor's Signature

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... signature

..... full name

SEE ENLARGED PANEL

..... qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Execution Date

Lessee's Signature

Title Reference 13455149

8. Grant/Execution

The Lessor lease the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in :

* the attached schedule

* ~~the attached schedule and document no.~~

* ~~document no.~~

* ~~Option in registered Lease no. has not been exercised.~~

* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Signed for and on behalf of The State of
Queensland represented by Department
of Infrastructure and Planning by

sch4p3(3) Prejudice the protection of an individuals right to privacy

..... Signature

..... *CONNIE PATRICIA SEETO* Full Name

..... *Solicitor* Qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

a duly authorised officer

sch4p3(3) Prejudice the protection of an individual's right to privacy

..... Signature

20/11/2008
Execution Date

Lessor's Signature

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Australian Rainforest Conservation
Society Inc

sch4p3(3) Prejudice the protection of an individuals right to privacy

Director Signature

..... *AINA INKERI KETO* Full Name

sch4p3(3) Prejudice the protection of an individual's right to privacy

Director/Secretary
Signature

20/11/2008
Execution Date

..... *Keith Scott* Full Name

Lessee's Signature

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Particulars

Term:	Definition
Lessor's address:	Level 12, 100 George Street, Brisbane Qld 4000
Lessor's address for notices:	Level 2, 63 George Street, Brisbane Qld 4000
Lessee's address:	19 Colorado Avenue, Bardon, Qld 4065
Premises	2806 Springbrook Road, Springbrook Qld 4213
Term:	3 years
Further Term:	(a) 3 years commencing on the Second Term Commencement Date and expiring at midnight of the Second Expiry Date. (b) 3 years commencing on the Third Term Commencement Date and expiring at midnight of the Third Expiry Date. (c) 3 years commencing on the Fourth Term Commencement Date and expiring at midnight of the Fourth Expiry Date.
Rent:	\$1 for the Term of this Lease.
Permitted Use:	(a) The Accommodation Purpose; and (b) The Restoration Purpose.
Public Risk Insurance Amount:	\$10 million

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1. Definitions and Interpretation

1.1 Definitions

The following definitions apply unless the context otherwise requires.

Accommodation Purpose means the operation of the Business.

ACM means asbestos containing materials.

Approvals means all approvals, permissions and consents as may be required by statute, regulation or local law.

Asbestos Management Plan means the asbestos management plan relating to the Premises and dated 1 August 2008, produced by Queensland Laboratory Pty Ltd, and attached as Annexure A.

Buildings means all buildings on the Land.

Business means the business of an accommodation and activity centre for camping and conventions, known as Koonjewarre which is conducted on the Premises.

Business Day means a day (other than a Saturday, Sunday or a public holiday) on which banks are open for business in Queensland.

Commencement Date means the commencement date set out in item 6 of the Form 7 of this Lease.

First Expiry Date means the expiry date set out in item 6 of the Form 7 of this Lease, being the day before the third anniversary of the Commencement Date.

Fourth Expiry Date means the day before the third anniversary of the Fourth Term Commencement Date.

Fourth Term Commencement Date means the third anniversary of the Third Term Commencement Date.

Further Term means a further term specified as such in the Particulars.

Land means the land set out in Item 2 of the Form 7 of this Lease.

Landlord means the lessor set out in item 1 of the Form 7 of this Lease together with its successors and permitted assigns and unless inconsistent with the subject matter or context, includes all persons for the time being authorised by the Landlord.

Lease means this document together with all Schedules to this document.

Outgoings means all council rates, taxes (excluding land tax) and charges, including water rates and fire service levies payable by the Landlord in respect of the Premises.

Permitted Use has the meaning stated in the Particulars.

Premises means the premises being leased set out in item 5 of the Form 7 of this Lease, including all improvements thereon at the Commencement Date.

Public Risk Insurance Amount has the meaning stated in the Particulars.

Rent has the meaning stated in the Particulars.

Restoration Agreement means the Restoration Agreement between the Landlord and the Tenant dated 27 June 2008.

Restoration Purpose means restoration and conservation of the natural environment on the Premises in accordance with the Restoration Agreement.

Second Expiry Date means the day before the third anniversary of the Second Term Commencement Date.

Second Term Commencement Date means the third anniversary of the Commencement Date.

Springbrook Rescue Project has the same meaning as "Project" in the Restoration Agreement.

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Tenant means the lessee set out in item 3 of the Form 7 of this Lease together with its successors and permitted assigns and unless inconsistent with the subject matter or context, includes all persons for the time being authorised by the Tenant.

Term means the term set out in item 6 of the Form 7 of this Lease.

Third Expiry Date means the day before third anniversary of the Third Term Commencement Date.

Third Term Commencement Date means the third anniversary of the Second Term Commencement Date.

1.2 Interpretation

The following rules of interpretation apply unless the context requires otherwise:

- (a) Headings are for convenience only and do not affect interpretation.
- (b) The singular includes the plural and the plural includes the singular.
- (c) A gender includes all genders.
- (d) A person includes an individual and a corporation.
- (e) A reference to any party to this Lease includes its successors and assigns.
- (f) A reference to a right or obligation of any party comprising two or more people confers that right, or imposes that obligation, on each of them individually and both (or all) of them together.
- (g) A reference to legislation includes an amendment of or substitution for it and a regulation or statutory instrument issued under it.
- (h) Unless stated otherwise, one word or provision does not limit the effect of another.
- (i) Reference to the whole includes part.
- (j) All obligations are taken to be required to be performed properly and punctually.
- (k) Where anything is permitted in an emergency the opinion of the Landlord as to the existence or non-existence of an emergency is conclusive.
- (l) Anything to be done on a Saturday, Sunday or a public holiday in Queensland may be done on the next Business Day.
- (m) Every obligation by the Tenant is taken to include an obligation by the Tenant to ensure that each of the Tenant's employees and others under the Tenant's control comply with that obligation.
- (n) If under this Lease the Tenant requires the consent, approval or agreement of the Landlord for any action, the Tenant must obtain it in writing before the Tenant starts to take that action.

1.3 Relevant law

The following terms apply to this Lease:

- (a) This Lease is governed by Queensland law.
- (b) The provisions of sections 105, 107 and 109 of the *Property Law Act 1974* are separately covered in this Lease and are excluded from it.

2. Term

2.1 Length of lease

This Lease starts on the Commencement Date and its provisions bind the parties on and from that date, whenever the Lease is signed or dated. It ends at midnight on the Expiry Date.

2.2 Monthly tenancy

If the Landlord consents to the Tenant continuing to occupy the Premises after the Expiry Date, the Tenant shall do so on the terms of this Lease, for a fixed term of one month and then for successive periods of one month each. Either party may end the tenancy at any time by giving one month's notice to the other.

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2.3 Further Term

If the Tenant :

- (a) wishes to have a lease of the Premises granted to it for the Further Term to commence immediately after the First Expiry Date; and
- (b) gives a notice to the Landlord not more than nine months nor less than six months before the First Expiry Date; and
- (c) at that time and at the First Expiry Date, is not in default under this Lease,

then the Landlord will grant to the Tenant a further lease of the Premises upon the same provisions as are contained in this Lease, except that :

- (d) the term of the lease for the Further Term shall be that specified as such in the Particulars;
- (e) the Rent will be \$1 for the entire period of the Further Term, if requested, payable in advance, on or before the date of commencement of the Further Term;
- (f) a reference in this Lease to the "Term" shall be read in the lease for the Further Term as a reference to the Further Term;
- (g) the next Further Term (if any) specified in the Particulars in this Lease shall be renumbered in the Particulars in that lease, and any Further Terms shall be renumbered sequentially and the definitions relevant to the Term and any Further Terms shall be amended appropriately; and
- (h) if there is only one Further Term specified in the Particulars in this Lease, this sub-clause shall be deleted from the lease for the Further Term.

3. Rent

The Tenant must pay the Rent without any deduction or set off in advance on or before the Commencement Date at the Landlord's address in the Particulars or at any other address notified by the Landlord to the Tenant.

4. Outgoings

During the Term of this Lease (including any hold over under this Lease), the Tenant must pay all Outgoings within 14 days of the date of presentation of an account for payment, or if the Landlord has paid the Outgoings, the Tenant must reimburse the Landlord within 14 days of the date of demand by the Landlord.

5. Other Moneys Payable By Tenant

5.1 Service charges

The Tenant must pay for all services, including water, electricity, gas and telephone, directly supplied to the Premises and separately metered.

5.2 Licence charges

The Tenant must pay all charges for any Approval or inspection fees relating to the Premises or the Tenant's use and occupation of the Premises.

5.3 Interest for late payment

If the Tenant does not pay any money owing to the Landlord under this Lease within 7 days after the due date, the Tenant must pay interest on that money at a rate 2% above the prime, reference, benchmark or other like rate charged on a relevant date by the Landlord's bank on overdrafts in excess of \$100,000 as the Landlord decides. That interest will be charged from the due date until the money is paid.

5.4 Legal costs

The Tenant must pay the following costs of the Landlord in relation to this Lease:

- (a) duty on or arising from this Lease (including, in the last year of the Lease, the Landlord's estimate of duty

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payable after the Expiry Date); and

- (b) for registration of this Lease.

The parties must otherwise bear their own costs of the negotiation, preparation, execution, stamping and registration of this Lease.

5.5 GST

- (a) Capitalised expressions which are not defined in this clause but which have a defined meaning in the GST Law have the same meaning in this clause.

- (b) In this Lease:

GST means the goods and services tax as imposed by the GST Law including where relevant, any related interest, penalties fines, or other charge;

GST Amount means, in relation to a Payment, an amount arrived at by multiplying the Payment (or the relevant part of a Payment if only part of a Payment is the consideration for a Taxable Supply) by the appropriate rate of GST (being 10% when the GST Law commenced) or any lower rate notified from time to time by the person making the relevant Supply;

GST Law has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999*, or, if that Act is not valid or does not exist for any reason, means any Act imposing or relating to the imposition or administration of a goods and services tax in Australia and any regulation made under that Act;

Payment means:

- (i) the amount of any monetary consideration (other than a GST Amount payable under this clause), and
(ii) the GST Exclusive Market Value of any non-monetary consideration

paid or provided by the Tenant for this Lease or by the Landlord or the Tenant for any other Supply made under or in connection with this Lease and includes:

- (iii) any Rent or contribution to Outgoings; and
(iv) any amount payable by way of indemnity, reimbursement, compensation or damages.

- (c) The parties agree that:

- (i) all Payments have been set or determined without regard to the impact of GST;
(ii) if the whole or any part of a Payment is the consideration for a Taxable Supply for which the payee is liable to GST, the GST Amount in respect of the Payment must be paid to the payee as an additional amount, either concurrently with the Payment or as otherwise agreed in writing; and
(iii) the payee will provide to the payer a Tax Invoice.

- (d) Despite any other provision of this Lease, if a Payment due under this Lease (including any contribution to Outgoings) is a reimbursement or indemnification by one party of an expense, loss or liability incurred or to be incurred by the other party, the Payment shall exclude any part of the amount to be reimbursed or indemnified for which the other party can claim an Input Tax Credit.

6. Conduct of Business

6.1 Use of Premises

Subject to clause 6.2, during the Term of this Lease (including any hold over under this Lease), the Tenant must use the Premises for the Permitted Use. The Tenant may not use the Premises for any other purpose unless the Tenant obtains the Landlord's consent.

6.2 Cessation of Accommodation Purpose

If, in the reasonable opinion of the Tenant, the Accommodation Purpose is not or is no longer:

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- (a) consistent with the principles and objectives of the Springbrook Rescue Project and the Restoration Agreement;
- (b) consistent with the purposes, status and resources of the Tenant as a non-profit voluntary environmental organisation; or
- (c) financially viable,

the Tenant may cease to use the Premises for the Accommodation Purpose and must give notice to the Landlord if it does so.

6.3 Business hours

The Tenant must keep the Premises open for business during the hours customary for the Business while the Tenant is required to use the Premises for the Accommodation Purpose.

6.4 Operation of business

The Tenant must:

- (a) obtain all Approvals necessary to operate the Business;
- (b) operate the Business during the Term of this Lease; and
- (c) operate the Business in an efficient and business like manner.

6.5 Compliance with law

The Tenant must at the Tenant's cost comply with all laws, and with the requirements of each authority, relating to the Premises or their use.

6.6 Nuisance

The Tenant must not do anything which is or may become a nuisance or annoyance to people in or nearby the Premises. In particular, the Tenant must not use any sound or light equipment which may be heard or seen outside the Premises and which, in the Landlord's opinion, may cause a nuisance.

6.7 Application of net profits of Business

The Tenant agrees that the net profits of the Business (if any) will be applied by the Tenant to the Springbrook Rescue Fund 2 being the fund established and maintained by the Tenant in accordance with its rules and to be used, in accordance with the Tenant's environmental purposes, for the acquisition by the Tenant, restoration, maintenance and preservation of rainforest land in the vicinity of Springbrook, Queensland.

7. Restoration Program

7.1 Restoration Agreement

During the Term of this Lease, the Tenant must undertake rainforest restoration on the Premises in accordance with the Restoration Agreement and commence a restoration program on all cleared areas of the Premises outside of the immediate curtilage of the Buildings.

7.2 Inspection

In addition to the Landlord's rights under clause 14, the Landlord may have access to the Premises once in every year during the Term of this Lease, and accompanied by a representative of the Tenant, at a time to be agreed by the Landlord and the Tenant, for the purpose of determining if the Tenant has complied with its obligations under clause 7.1.

8. Maintenance of Premises

8.1 Repair

The Tenant must:

- (a) keep the Buildings and all fixtures and fittings in them, in good repair and condition except for fair wear and tear;

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- (b) while using the Buildings, maintain the Buildings in a state fit for human habitation;
- (c) keep the Premises clean and tidy; and
- (d) make good any damage caused to the Premises by the Tenant, the Tenant's employees, contractors, agents or invitees.

8.2 Pest control

At its own cost, the Tenant must keep the Buildings free of rodents, termites, cockroaches and other vermin.

8.3 Alterations

The Tenant must not make any alterations or additions to the Premises without the approval of the Landlord and of each authority whose approval is necessary to enable the work to be lawfully carried out. The Landlord may withhold approval in its absolute discretion if the Tenant wishes to carry out structural building work. The Tenant must give the Landlord plans and specifications for the proposed work, and pay any reasonable fees charged by the Landlord's architect for advising on them.

8.4 Signs

The Tenant must not put any sign on the outside or inside of the Premises without the approval of the Landlord other than signs existing on the Premises at the Commencement Date.

8.5 When this Lease ends

At the end of this Lease the Tenant must, at the Tenant's cost:

- (a) vacate the Premises and give them back to the Landlord in the same condition as they were in at the Commencement Date, except for fair wear and tear; and
- (b) remove the Tenant's property from the Premises. Anything left will become the property of the Landlord, who may keep it, or dispose of it at the Tenant's cost.

9. Observe Fire Laws

At all times in its use of the Premises, the Tenant will comply with the requirements of the Queensland Fire and Rescue Service and the laws and regulations for the time being in force relating to fires.

10. Insurance and Risk

10.1 Insurance by Tenant

The Tenant must maintain with reputable insurers, acceptable to the Landlord acting reasonably, insurance policies covering:

- (a) public liability for the Public Risk Insurance Amount;
- (b) the Buildings for full replacement value against loss or damage by fire, lightning, impact by aircraft, earthquake, explosion, impact by vehicles and animals, malicious damage other than by persons in or about the Buildings with the actual or implied consent of the Tenant, rainwater and storm or tempest;
- (c) workers' compensation; and
- (d) plate glass for its replacement value.

10.2 Evidence of insurance

The Tenant must provide a certificate of currency, or if requested by the Landlord, copies of the insurance policies, to the Landlord as soon as possible after the insurance policies are taken out.

10.3 Tenant's risk

The Tenant uses and occupies the Premises, and carries out all work in them, at the Tenant's own risk.

10.4 Indemnity by Tenant

The Tenant:

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- (a) indemnifies; and
- (b) releases and discharges

the Landlord from and against all actions, proceedings, claims, demands, costs, losses, damages and expenses which may be brought against or made upon the Tenant, or which the Landlord may pay, sustain or be put to by reason of, or in consequence of, or in connection with the Tenant's occupation and use of the Premises, other than as a result of the negligent or wilful act or omission of the Landlord, its employees, servants or agents.

11. Damage and Destruction

11.1 Termination of Lease

If the Premises are destroyed or damaged to the extent that the Premises or the Buildings cannot be used or are inaccessible or so as to have a material detrimental effect on the assets, liabilities, financial position, profitability, prospects or operation of the Business or on the performance by the Landlord or the Tenant of their respective obligations under this Lease, and:

- (a) the Landlord notifies the Tenant that the Landlord considers that the damage is such as to make any repair impracticable or undesirable, the Landlord or the Tenant may terminate this Lease without compensation by giving not less than seven days' notice to the other; or
- (b) if the Landlord fails to repair the damage within a reasonable time after the Tenant requests the Landlord in writing to do so, the Tenant may terminate this Lease by giving not less than seven days' notice to the Landlord.

11.2 Reduction of rent

If the Premises are destroyed or damaged:

- (a) the Tenant will not be liable to pay Rent or to contribute to Outgoings so long as the Premises cannot be used or are inaccessible due to that damage or so long as the operation of the Business continues to be materially detrimentally effected; or
- (b) if the Premises are only partly useable due to the damage, the Tenant's liability for Rent and Outgoings will be reduced, while the Premises are not fully useable, in proportion to the reduction in their useability caused by the damage as decided by the Landlord.

11.3 Damage by Tenant

The Tenant will not be entitled to terminate this Lease, or to a reduction in Rent or its contribution to Outgoings, if the Tenant has caused or contributed to the damage or destruction.

11.4 Resumption

If any part of the Premises is resumed by a competent authority, as a result of which the Premises are unusable or inaccessible, either the Landlord or the Tenant may terminate this Lease without compensation by notice to the other.

12. Dealings with Lease and Premises

12.1 Assignment and subletting

- (a) The Tenant must not assign this Lease or sublet the Premises without the consent of the Landlord.
- (b) The Tenant must make a written request for the Landlord's consent to an assignment or sublease and must provide the Landlord with whatever information the Landlord may reasonably require concerning the financial standing and business experience of the proposed Tenant.
- (c) The Landlord may withhold consent in its absolute discretion if:
 - (i) the proposed Tenant proposes to change the use of the Premises;
 - (ii) the proposed Tenant has financial resources or business skills inferior to those of the Tenant;
 - (iii) the Tenant proposes to sublet only part of the Premises; or
 - (iv) the Tenant is in default under this Lease.

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- (d) As a condition of giving its consent, the Landlord may require:
- (i) if the proposed Tenant has financial resources inferior to those of the Tenant, that the proposed Tenant provide security for the performance of the proposed Tenant's obligations under this Lease which is satisfactory to the Landlord in its discretion;
 - (ii) that the proposed Tenant execute a deed of consent in a form reasonably required by the Landlord;
 - (iii) that the Tenant or the proposed Tenant pay the Landlord's reasonable costs in relation to giving its consent; and
 - (iv) the payment to the Landlord of any amounts spent by the Landlord to fit out the Premises for the Tenant.

12.2 Franchises and concessions

The Tenant must not grant franchises or concessions for the operation on the Premises of any part of the business which the Tenant is permitted to conduct on them without the consent of the Landlord.

12.3 Mortgages and charges

The Tenant must not mortgage this Lease or charge the Tenant's interest in the Premises or the Tenant's property in the Premises without the consent of the Landlord.

13. Landlord's Obligations

13.1 Quiet enjoyment

The Landlord must permit the Tenant to occupy and use the Premises without interruption or disturbance, except where otherwise allowed by this Lease.

13.2 Consents

The Landlord will promptly consider any request by the Tenant for the Landlord's consent or approval. The Landlord will not unreasonably withhold its consent or approval or impose any unreasonable conditions on its consent or approval.

13.3 Restoration Agreement

The Landlord must comply with its obligations under the Restoration Agreement so far as they apply to the Premises.

14. Landlord's Rights

14.1 Inspection of Premises

The Landlord may at any time on reasonable notice, and accompanied by a representative of the Tenant, at a time to be agreed by the Landlord and the Tenant, enter the Premises to inspect the condition of them.

14.2 Remedy of default by Tenant

The Landlord may do anything which is the liability of the Tenant under this Lease, but which the Tenant has failed to do on time. The Tenant must promptly reimburse the Landlord's costs of doing so.

14.3 Other work on Premises

The Landlord may at any time on reasonable notice (except in an emergency, when no notice is required) enter the Premises and carry out any work which the Tenant is not liable to do under this Lease. That may involve work required by law or by any authority, or work which the Landlord reasonably considers should be carried out for the benefit of the Premises. In carrying out that work, the Landlord will cause as little disturbance to the Tenant's use of the Premises as is reasonably possible in the circumstances.

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15. Default

15.1 Termination for default

If the Tenant fails to observe, perform or fulfil any of the terms, covenants, conditions and restrictions contained in this Lease and such failure continues for a period of 1 month from the date of written notice under *section 124* of the *Property Law Act 1974* being received by the Tenant from the Landlord, then the Landlord:

- (a) may terminate this Lease by written notice to the Tenant and this Lease will terminate on the date that the notice is received by the Tenant; or
- (b) may convert the term of this Lease to a monthly tenancy by written notice to the Tenant and this Lease will terminate on the date that the notice is received by the Tenant; or
- (c) may re-enter into and take possession of the Premises or any part of them, in the name of the whole and determine this Lease, without any prior demand or notice.

15.2 Consequences of termination

Termination will be without prejudice to the right of action or other remedy of the Landlord in respect of any antecedent breach of the Tenant's terms, covenants and conditions contained or implied in this Lease.

15.3 Amounts recoverable

If the Landlord determines this Lease under clause 15.1, then, in addition to damages or amounts recoverable under other provisions of this Lease, the Landlord may recover from the Tenant:

- (a) any Outgoings due but unpaid at the date of the determination; and
- (b) the costs of recovering possession of the Premises.

15.4 Termination of Restoration Agreement

If the Restoration Agreement is terminated as a result of an unremedied default by the Tenant, then the Landlord may terminate this Lease by written notice to the Tenant. If the Restoration Agreement is terminated as a result of an unremedied default by the Landlord, then the Tenant may terminate this Lease by written notice to the Landlord.

15.5 Landlord's default

If the Landlord breaches this Lease, the Tenant must give a notice to the Landlord specifying the breach and allow the Landlord a reasonable time within which to remedy the breach.

15.6 Termination by notice

If in the reasonable opinion of either the Landlord or the Tenant, the continued operation of this Lease is not consistent with the principles and purposes of the Springbrook Rescue Project, that party may terminate this Lease by six months notice to the other party, expiring on any day.

16. No Warranty

The Landlord does not warrant that the Premises are fit, suitable or adequate for any of the purposes of the Tenant. To the full extent permitted by law all warranties as to fitness, suitability and adequacy implied by law, are expressly negated.

17. Notices

17.1 Must be in writing

All notices required by this Lease must be in writing.

17.2 Methods of service

- (a) The Landlord may serve a notice on the Tenant by:
 - (i) giving it to the Tenant personally;
 - (ii) leaving it at the Premises; or

Release

Title Reference 15146055

- (iii) delivering, posting or faxing it to the Tenant's business address last known to the Landlord or, if the Tenant is a body corporate, to its registered office.
- (b) The Tenant may serve a notice on the Landlord by delivering, posting or faxing it to the Landlord's address in the Particulars or any other address notified by the Landlord to the Tenant.
- (c) The Tenant may, by notice to the Landlord, elect to have all notices served at a specified address in Australia.

17.3 When notice given

Notice will be deemed to be given:

- (a) two Business Days after deposit in the mail with postage prepaid;
- (b) when delivered by hand; or
- (c) if sent by facsimile transmission, upon an apparently successful transmission being noted by the sender's facsimile machine prior to close of business at 5.00pm. Facsimile transmissions received after 5.00pm will be deemed to be received at the start of the next working day,

as the case may be.

17.4 Power of Attorney

- (a) The Tenant irrevocably appoints the Landlord to be the attorney of the Tenant to execute on behalf of and in the name of and as the act and deed of the Tenant, a transfer, surrender, or request to record the determination of this Lease and to do all such things and sign all such documents as may be necessary to obtain registration of those documents.
- (b) This power will not be exercised unless and until this Lease has been determined by the Landlord in accordance with the powers of the Landlord contained or implied in this Lease. The declaration of the attorney exercising the power will be sufficient proof to the Registrar of Titles.

17.5 Severability

If any term, covenant or condition in this Lease or the application of them to any person or circumstances will be or becomes invalid or unenforceable, the remaining term, covenants and conditions will not be affected and each remaining term, covenant and condition for this Lease will be valid and enforceable to the fullest extent permitted by law.

17.6 Waiver

No default by the Tenant will be deemed to be waived except by written notice signed by the Landlord. Any such notice will not be construed as a licence to the Tenant to repeat or to continue any such default.

18. Asbestos

18.1 Asbestos Management Plan

Subject to clause 18.2, the Tenant must, at its cost, comply with the Asbestos Management Plan.

18.2 Removal of ACM by Tenant

If the Tenant is required to treat or remove ACM as a result of the Tenant carrying out its obligations under clause 8.1(a) and (b), the Tenant will do so at the Landlord's cost.

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Annexure A – Asbestos Management Plan

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Asbestos Materials & Products Audit

Site Address: Koonjewarre Retreat
Centre
2806 Springbrook Road,
Springbrook Qld 4213

Officer: Peter Lawson
(Board of Management)
Phone No: (07) 3374 2395

Head Office: Arundel
1A/22 Ereton Drive, Arundel Qld 4214
Ph: 1300 138 366
Fax: (07) 5537 2535
admin@queenslandlab.com
www.queenslandlab.com
ABN: 83 117 421 324

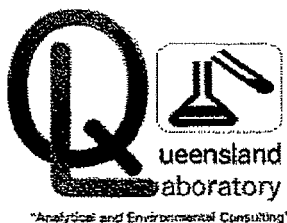
Sunshine Coast

Brisbane

Gold Coast

NSW

Release



ABN: 83 117 421 324
1A/22 Ereton Dr, Arundel, Qld 4214
Enquiries: 1300 138 366
Ph: (07) 5537 2536
Fax: (07) 5537 2535
admin@queenslandlab.com
www.queenslandlab.com

Reference: **ABM070146**

1 August 2008

Koonjewarre Retreat Centre – Community of Christ
C/- Peter Lawson
199 Rafting Ground Road
BROOKFIELD QLD 4069

For: Peter Lawson – Board of Management

Dear Sir,

Re: **Asbestos Management Plan for Koonjewarre Retreat Centre**

We are pleased to submit the Asbestos Management Plan for Koonjewarre Retreat Centre, 2806 Springbrook Road, Springbrook 4213

As requested, the AMP encompasses an audit report and register of asbestos containing materials (ACM) including photos identifying where they are located, conditions and responsibilities for managing these materials, quantities of ACM, and an associated risk assessment for each.

The report also highlights the specific location, condition, and priority for removal of identified ACM. Your attention is drawn specifically to section 1.2, identifying locations whereby immediate attention and/or action is required.

It is essential that the laminated notice of compliance provided with this document be displayed in a prominent position onsite. Also a copy of the asbestos register should be readily accessible to all staff and contractors. This report is a controlled document and must be observed as such, as per your Quality Assurance Program.

A staff representative must be nominated and assigned the task of making the Asbestos Register known to all maintenance and works personnel prior to any maintenance or project work being undertaken. The Nominated Officer is also responsible for updating the Register where any asbestos removal or changes in the situation have occurred. This includes keeping copies of the access permits with the register. Should the nominated person be temporarily or permanently unavailable for the task, arrangements must be made to have a replacement person nominated and available to have control over the document.

Please do not hesitate to contact us should you require any further information or assistance with the report or associated recommendations.

Yours sincerely
QUEENSLAND LABORATORY PTY LTD

Kevin O'Hara (BEnvSc) MEIANZ
Director | Occupational Health

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ASBESTOS MANAGEMENT PLAN

Koonjewarre Retreat Centre

**2806 Springbrook Rd,
Springbrook Qld 4213**

NOMINATED OFFICER:
Phone Number:

Peter Lawson
(07) 3374 2395

Release

Document Control Record

Queensland Laboratory Pty Ltd		Audit No:	ABM070146
Telephone:	1300 138 366	BSQ reference:	BSQ070874
Facsimile:	(07) 5537 2535	Date of Inspection:	27/05/2008
Email:	admin@queenslandlab.com	Project Manager:	Michael Creighton

Title:	Asbestos Management Plan for Koonjewarre Retreat Centre, 2806 Springbrook Road, Springbrook Qld 4213.
Author(s):	Michael Creighton
Issue No:	1/1
Client:	Koonjewarre Retreat Centre Community of Christ
Client Contact:	Peter Lawson (07) 3374 2394
Synopsis:	This report presents audit findings for asbestos located within buildings, structures and plant equipment at Koonjewarre Retreat Centre, 2806 Springbrook Road, Springbrook 4213

Issue No	Date	Issued	Checked by	Distributed to:	No. of Copies
1/1	02/06/2008	K. O'Hara	Michael Creighton	Koonjewarre Retreat Centre Community of Christ Ltd	1

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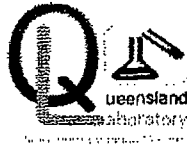


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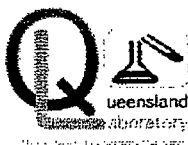
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1.0 EXECUTIVE SUMMARY

The existence of asbestos in many buildings has created a need for specific management procedures to be developed. These procedures are designed to minimise health risks to building users and maintenance personnel, arising from the presence of asbestos.

The Asbestos Management Plan (AMP) outlines the legislative requirements, various types of identified Asbestos Containing Materials (ACM), the commercial forms of asbestos within the identified materials, their quantity, and known locations onsite. Management procedures and strategies are also presented throughout the document.

An officer designated as the "Nominated Officer" must be selected immediately to have authority and responsibility to control and enforce the BMP and all persons that may be entering or working in restricted areas. The nominated Officer will also be responsible for updating the Register should any changes occur with regard to ACM removal.

Queensland Laboratory was commissioned to undertake a survey inspection to identify the presence of any ACM in the nominated building/s located at Koonjewarre Retreat Centre, 2806 Springbrook Road, Springbrook, Queensland 4213. The subject site was surveyed on the 27/05/08.

1.1 Audit Survey

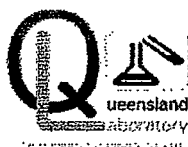
Results of the survey inspection and the condition of the material found are included in section 1.2 of this summary. A more comprehensive report of this survey and the likely risk to health can be found in section 3.0 – 3.5 and the Asbestos Register of this document.

All persons at / or entering a workplace have an obligation under the Workplace Health and Safety Act 1995 to ensure that they work safely and in accordance with guidelines stipulated by the employer and other authorised compliance and advisory standards (known as Codes of Practice). Employers also have an obligation under this act to provide healthy and safe working environments and to adhere to the relevant standards and codes.

1.2 Comments and Recommendations

The majority of the asbestos containing materials (ACM) identified at this site contain Chrysotile and are generally in **good** condition. As such, there is a **low** health risk to persons on this site. In the event of any maintenance work, or other works to be performed, a Nominated Officer and the Asbestos Register documentation must be consulted by maintenance personnel / contractors prior to proceeding with the work. All work involving ACM must be undertaken within the National Asbestos Codes, and the guidelines and procedures stipulated within this report.

All areas of a workplace which contain ACM, including plant, equipment and components, should be signposted by the nominated officer with warning signs (As supplied by Queensland Laboratory) to ensure that the asbestos is not unknowingly disturbed without the correct precautions being taken.



If required, a certified Occupational Hygienist may also be engaged to re-attend the site and implement the appropriate warning signs on behalf of the client (Please contact Queensland Laboratory to engage an Occupational Hygienist if necessary). These signs should be placed at all of the main entrances to the work areas where asbestos is present. All warning signs and labels should comply with Australian Standard 1319 Safety Signs for the Occupational Environment.

We refer you to the following area of the asbestos register as it is in a poor condition and requires remedial attention immediately:

Building reference code:

- 4.1 – Farm House - Wall cladding to lower level room.**
- 4.3 – Farm House - Fragmented fibre cement sheeting on ground to south eastern garden.**
- 9.1 – Pump Shed - Internal wall cladding**

Under no circumstances should ACM in a friable condition be disturbed in any way. If friable asbestos material has been identified a certified 'A Class' asbestos removal license holder should be contacted immediately.

Note: Friable ACM was not identified or detected during this survey inspection.

RTI DL RELEASED NPCR

2.0 PURPOSE

The management and control of ACM is required in order to ensure compliance with the *National Code of Practice for the Management and Control of Asbestos in Workplaces* (*asbestos management code*). The purpose of the AMP plan is to identify and assess the potential hazard associated with asbestos to all building users. This includes occupants, visitors, operators, maintenance personnel and construction workers.

The AMP has been developed in line with the *Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)]* as a means to comply with the asbestos prohibition and to prevent exposure to airborne asbestos fibres while ACM remain in the workplace.

The National Occupational Health and Safety Commission's *Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC:2002(1988)]* stipulates "an asbestos management program, which identifies, evaluates and controls asbestos hazards, in conformity with this guide, should be part of an organisation's overall approach to the identification, evaluation and control of all workplace hazards". It also states that although the ultimate goal is for all Australian workplaces to be free of asbestos, immediate removal of all asbestos is unnecessary if a suitable management program has been adopted.

2.1 General Information

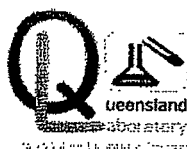
The related health aspects of exposure to airborne asbestos fibres has been documented in the *Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)]*. The information in this code of practice identifies Asbestos as a known carcinogen.

The inhalation of asbestos fibres is known to cause mesothelioma, lung cancer and asbestosis and other respiratory diseases. Asbestos poses a risk to health by inhalation whenever asbestos fibres become airborne and people are exposed to these fibres. Accordingly, exposure should be prevented.

Malignant mesothelioma is a cancer of the outer covering of the lung (the pleura) or the abdominal cavity (the peritoneum). It is usually fatal. Mesothelioma is caused by the inhalation of needle-like asbestos fibres deep into the lungs where they can damage mesothelial cells, potentially resulting in cancer. The latency period is generally between 35 and 40 years, but it may be longer, and the disease is very difficult to detect prior to the onset of illness.

Mesothelioma was once rare, but its incidence is increasing throughout the industrial world as a result of past exposures to asbestos. Australia has the highest incidence rate in the world.

Lung cancer has been shown to be caused by all types of asbestos. The average latency period of the disease, from the first exposure to asbestos ranges from 20 to 30 years. Lung cancer symptoms are rarely felt until the disease has developed to an advanced stage.



Asbestosis is a form of lung disease (pneumoconiosis) directly caused by inhaling asbestos fibres, causing a scarring (fibrosis) of the lung tissue which decreases the ability of the lungs to transfer oxygen to the blood. The latency period of asbestosis is generally between 15 and 25 years.

Asbestos poses a risk to health by inhalation whenever asbestos fibres become airborne and people are exposed to these fibres. Accordingly, exposure should be prevented. The NES of 0.1 fibres/mL should *never* be exceeded, and control measures should be reassessed whenever air monitoring indicates the 'control level'; of 0.01 fibres/mL has been reached. The Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)] provides additional information on control levels.

ACM can release asbestos fibres into the air whenever they are disturbed, and especially during the following activities:

- Any direct action on ACM, such as drilling, boring, cutting, filing, brushing, grinding, sanding, breaking, smashing or blowing with compressed air (State and Territory legislation prohibits most of these actions, and the relevant laws should be checked before performing any activity on ACM)
- The inspection or removal of ACM from workplaces (including vehicles, plant and equipment)
- The maintenance or servicing of materials from vehicles, plant, equipment or workplaces
- The renovation or demolition of buildings containing ACM

Airborne asbestos fibres must be respirable and generated either through severe deterioration or interference and disturbance for ACM to pose a potential health risk. Refer to sections 4.3 and 4.6.1 of the AMP for further information.

The degree of asbestos fibre release and inhalation exposure is in part dependent upon the matrix material binding the asbestos and its general condition.

There are three main commercial forms of asbestos which are currently regulated under the National Codes of Practice. They are as follows:

Commercial Asbestos types:

Chrysotile	commonly known as white asbestos
Amosite	commonly known as grey or brown asbestos
Crocidolite	commonly known as blue asbestos

The highest health risk is associated with exposure to amphibole asbestos (amosite, crocidolite) with crocidolite being cited as the material of greatest concern.

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2.2 Legislative Requirements

The Queensland *Workplace Health and Safety Act 1995*, imposes mandatory requirements on workplaces for controlling asbestos hazards through the *Workplace Health and Safety Regulation 1997*. Part 11 of the regulation refers to:

- *National Code of Practice for the Management and Control of Asbestos in Workplaces (asbestos management code)*
- *National Code of Practice for the Safe Removal of Asbestos 2nd Edition (asbestos removal code)*

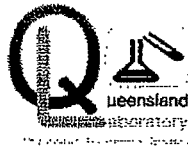
These codes are given legal standing in Queensland's workplace health and safety framework. The practices, procedures and requirements set out in the national asbestos management code or the asbestos removal code must be complied with in the same manner as a regulation.

The main requirements relating to asbestos in the *Workplace Health and Safety Regulation 1997* are grouped into four divisions as follows:

- 1) Part 11, Division 2 prohibits the following:
 - The use of prohibited substances and prohibited asbestos-containing materials (ACM)
 - Work on ACM unless it complies with the asbestos management code.
 - Removal of ACM unless it complies with the asbestos removal code.
 - Cleaning of ACM with power tools or power appliances, high-pressure water processes, compressed air or abrasive blasting.
- 2) Part 11, Division 3 stipulates that owners of buildings who have not complied with former regulations about the management of asbestos in buildings must now comply with the asbestos management code. Owners of structures that were compliant with former asbestos management regulations have until 1 January 2008 to comply with the asbestos management code.
- 3) Part 11, Division 4 requires that asbestos removal work be performed in accordance with the asbestos removal code.
- 4) Part 3A, Division 2 when read in conjunction with the Schedule 1 requires a person who performs the prescribed activity of asbestos removal work to obtain a licence to perform that work.

In addition, the *Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)]* highlights additional asbestos management requirements, including:

- Consider the ultimate goal of eventually an asbestos-free workplace. Once the Asbestos Register is complete, a schedule of works should be developed for long term solutions to removing asbestos from the workplace.



- Consider the removal of ACM during any renovations, refurbishments and maintenance work in preference to other control measures such as encapsulation, enclosure and sealing. All friable ACM must be removed prior to any demolition, maintenance, operational or construction work, which may damage or disturb the identified asbestos products. It is also recommended that bonded ACM also be removed prior to any demolition, as this minimizes the potential for the material to be broken, disturbed and/or fragmented.
- Reasonable steps must be taken to label all identified ACM. Where ACM are identified or presumed, the locations are to be recorded in a register.
- Conducting risk assessment on all identified or presumed ACM and ensuring control measures are established to prevent exposure to airborne asbestos fibres for the identified or presumed ACM. ACM that is unstable or poses a significant health risk should be removed as soon as reasonably practicable; and policies and procedures are established to control the ACM and to prevent (or where not reasonably to minimise) the exposure of any person to airborne asbestos fibres.
- All possible locations of ACM within the premises must be identified. The identification and risk assessment of ACM should only be undertaken by competent persons.
- All workers and contractors conducting works on a premises where ACM are present or are presumed to be present, and all other persons who may be exposed to ACM as a result of being on the premises, must be provided with adequate information on the risks and safety requirements when exposed to asbestos and appropriate control measures.

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3.0 AUDIT REPORT

3.1 Introduction

This Audit Report was developed by consulting site plans, consulting with on site personnel, and by conducting a comprehensive audit of this site in order to identify the existence of any Asbestos Containing Materials (ACM). It is to be read in conjunction with the Asbestos Register in order to gain a representative perspective of asbestos maintenance requirements.

The Audit report outlines the areas inspected and where sample materials suspected to contain asbestos were collected for analysis. The survey inspection was undertaken in such a manner that access was sought to most areas that were relevant to this audit survey within the confines of the site. Each area accessed or not accessed is identifiable by a nominated building reference code and photo. Analysis was undertaken in accordance with the guidelines and standards as prescribed by the National Association of Testing Authorities (NATA) and Australian Standard AS 4964-2004.

Recommended management strategies for maintenance and removal for identified ACM are included in Section 4.0.

As this AMP is site specific. It is recommended that it is utilised by the Nominated Officer (and other authorised personnel) for use on the nominated premises only. The use and continual maintenance and update of this AMP are imperative and will ensure the effective and efficient management and control of ACM in the workplace.

3.2 Limitations

This survey inspection was undertaken in a non-destructive manner and as such there may be areas where unidentified ACM may still exist. Examples of such areas are locked areas where access was not gained, wall/ceiling cavities, beneath floors/slabs, within plant, and hidden pipe work.

Areas that were not accessed during the survey inspection must be considered in the event of future major refurbishment or demolition work. It should be noted that a non-destructive inspection cannot be regarded as absolute, and all due care and caution must be included in the planning stages of any future project building work, including removal and/or demolition work.

Areas that were not accessed during the course of this survey inspection are listed in Section 3.5 of this report.

All areas of the site with the exception of those noted as not accessed were inspected by the Occupational Hygienist.

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3.2.1 Condition assessment terminology

As friable ACM is generally higher risk than bonded ACM, the assessment of the ACM condition has been differentiated accordingly:

Friable ACM

- Good* The material is in a stable condition and is unlikely to present a significant risk if left in situ.
- Fair* The material shows the potential to become deteriorated or disturbed and should be planned for removal.
- Poor* The material has deteriorated or been damaged or disturbed and should be considered for removal.

Bonded ACM

- Good* The material is in stable condition with little or no deterioration evident and is unlikely to present any risk if left in situ.
- Fair* The material shows a small amount of damage or deterioration of material.
- Poor* The material has deteriorated to such an extent that peeling, cracking and structural instability has resulted and should be considered for removal.

3.2.2 Risk assessment terminology

- Low* Do not disturb and monitor condition - low to no health hazard in present condition. Monitor in conjunction with future asset condition appraisals.
- Medium* Planned ACM removal / restrict access to material – potential medium health risk; can be due to deterioration of material e.g. Structural integrity affected. Planned removal can be allowed for in annual Budget.
- High* Encapsulate (stabilise the material) - potential for increased health risks - prevent further deterioration and review option to remove material.
- Immediate* Remove the ACM as soon as practicable (within 2 weeks). Potential for high health risk.

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3.3 Summary of Findings

- **Farm House (4.0-4.16)** – Findings Indicated that most of the material found internally and externally of the Farm House contains Asbestos.
 - Attention is drawn to **4.1** where the wall cladding externally and internally to the lower level room contains the Asbestos material and is in a **poor** condition with a **high** priority.
 - Attention is also drawn to **4.3** where fragmented fibre cement sheeting found on the ground to the South Eastern garden, again containing the Asbestos material and is in a **poor** condition, at a **high** for priority.
- **Kitchen / Recreation / Dining Hall (5.0-5.3)** – The Asbestos Material was found in the wall sheeting surrounding cool room, kitchen entry and pantry and again in the Drain Trap surround on the external part of the building. All found in a **good** condition at a **low** priority. A pipe to the external rear of the building was also found to contain the Asbestos material, it is in a **fair** condition with a **medium** priority.
- **Cottage (6.0-6.3)** – Findings indicated that the ceiling to the front entry contains the Asbestos material and is in a **good** condition at a **low** priority.
- **D Dormitory Block (7.0-7.2)** - The Asbestos Material was found in the wall sheeting below windows to common rooms (inside and out) and also in the wall / ceiling sheeting to stove / oven area. All in a **good** condition at a **low** priority.
- **Amenities Block (8.0-8.3)** – The Asbestos Material was found in the two pipes to male and female toilets, in the wall sheeting to rear of laundry area and in the five Drain Trap surround to rear of building. All found in a **good** condition at a **low** priority.
- **Pump Shed (9.0-9.2)** – The Asbestos Material was found in the ceiling in a **good** condition at a **low** priority. Attention is drawn to the internal wall cladding (**9.1**) which also contains the Asbestos material found in a **poor** condition at **immediate** priority.

3.4 Register of Asbestos found

The results of the survey inspection conducted on the **27th May 2008** are listed in the **Asbestos Register**. All representative samples of suspected materials were scientifically tested for Asbestos content by our NATA Accredited Laboratory (Refer Appendix 4). Refer to appendix 6 regarding acronyms used in the Asbestos Register.

The **Asbestos Register** provides the following information on asbestos identified or presumed in the workplace:

- Date of identification/inspection and risk assessment and details on person performing inspection and risk assessment
- Location and building reference code, types (friable, bonded, fire-doors, polymer-bound), condition, type of asbestos (chrysotile, amosite, crocidolite)
- Areas not accessed
- Photos identifying the location

Release



The **Asbestos Register** should be made available to the following people:

- Employees, contract workers and their representatives
- Any person removing ACM
- Any person engaged to perform work that may disturb the ACM
- Any person/s that may be exposed whilst visiting the premises

3.5 Building Reference Codes

Each area that was inspected or not accessed has been given a building reference code. This reference code corresponds to the Asbestos Register and photos.

3.6 Areas not accessed

- Queensland Laboratory believes that all areas relevant to this survey inspection were accessed.

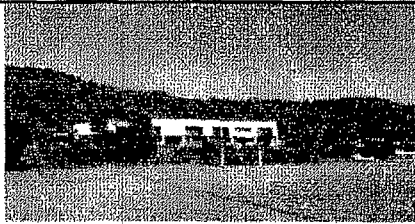
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Release



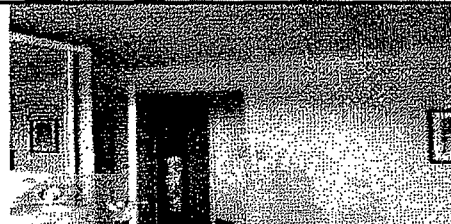
ASBESTOS REGISTER

Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	1 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs	
1.0	Koojewarre Retreat Centre	Elevation:	Ground	Product Type:	-	Photo No:	01		
		Location:	External	Area:	-	Condition:	-		
		Position:	-	Sample Result:	-	Priority:	-		
		Description:	Site ID photograph only.						
2.0	Managers Residence	Elevation:	Ground	Product Type:	-	Photo No:	02		
		Location:	External	Area:	-	Condition:	-		
		Position:	-	Sample Result:	-	Priority:	-		
		Description:	Building ID photograph only.						
2.1	Managers Residence	Elevation:	Ground	Product Type:	-	Photo No:	03		
		Location:	Internal	Area:	-	Condition:	-		
		Position:	Ceiling	Sample Result:	S01 – NAD	Priority:	-		
		Description:	Angled ccilings to reception, lounge, kitchen, bedroom and laundry.						

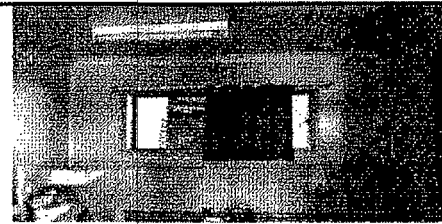
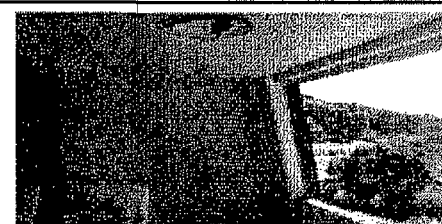
ASBESTOS REGISTER

Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	2 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
2.2	Managers Residence	Elevation:	Ground	Product Type:	-	Photo No:	04	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Wall	Sample Result:	S02 - NAD	Priority:	-	
		Description:	Walls to central bedroom, hallway and rear bedroom.					
2.3	Managers Residence	Elevation:	Ground	Product Type:	-	Photo No:	05	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Ceiling	Sample Result:	S03 - NAD	Priority:	-	
		Description:	Lowered ceilings to bathrooms and toilet.					
3.0	Family Units	Elevation:	Ground	Product Type:	-	Photo No:	06	
		Location:	External	Area:	-	Condition:	-	
		Position:	-	Sample Result:	-	Priority:	-	
		Description:	Building ID photograph only.					

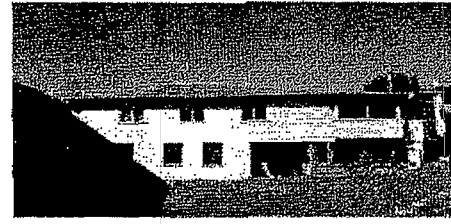
ASBESTOS REGISTER

Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	3 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
3.1	Family Units	Elevation:	Ground	Product Type:	-	Photo No:	07	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Wall	Sample Result:	S04 – NAD	Priority:	-	
		Description:	Wall sheeting surrounding kitchen and entry windows.					
3.2	Family Units	Elevation:	Ground	Product Type:	-	Photo No:	08	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Ceiling	Sample Result:	Similar to S03 – NAD	Priority:	-	
		Description:	Lowered bathroom ceilings.					
3.3	Family Units	Elevation:	Level 1	Product Type:	-	Photo No:	09	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Wall / Ceiling	Sample Result:	S05 – NAD	Priority:	-	
		Description:	Walls and ceilings to verandas.					

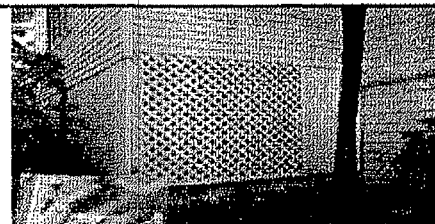
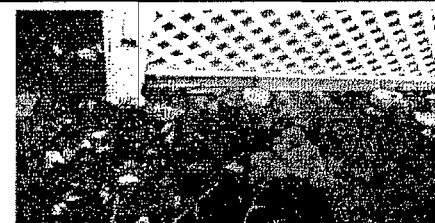
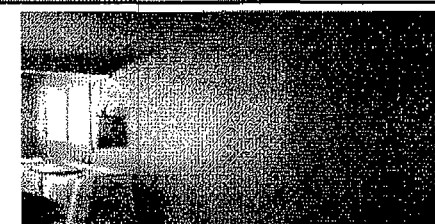
ASBESTOS REGISTER

Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	4 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
3.4	Family Units	Elevation:	Level 1	Product Type:	-	Photo No:	10	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	External	Sample Result:	Similar to S04 – NAD	Priority:	-	
		Description:	Wall sheeting surrounding verandah sliding doors.					
4.0	Farm House	Elevation:	Ground	Product Type:	-	Photo No:	11	
		Location:	External	Area:	-	Condition:	-	
		Position:	-	Sample Result:	-	Priority:	-	
		Description:	Building ID photograph only.					
4.1	Farm House	Elevation:	Ground	Product Type:	AC	Photo No:	12	
		Location:	Internal	Area:	6m ²	Condition:	Poor	
		Position:	Wall	Sample Result:	S06 – Chrysotile	Priority:	High	
		Description:	Internal / External wall cladding to lower level room.					

ASBESTOS REGISTER

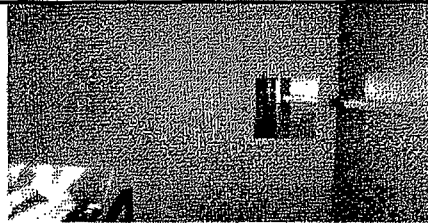
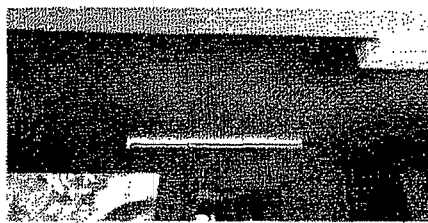
Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	5 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
4.2	Farm House	Elevation:	Ground	Product Type:	-	Photo No:	13	
		Location:	External	Area:	-	Condition:	-	
		Position:	Wall	Sample Result:	S07 - NAD	Priority:	-	
		Description:	External wall cladding.					
4.3	Farm House	Elevation:	Ground	Product Type:	AC	Photo No:	14	
		Location:	External	Area:	<1m ²	Condition:	Poor	
		Position:	Ground	Sample Result:	Similar to S06 - Chrysotile	Priority:	High	
		Description:	Fragmented fibre cement sheeting on ground to south eastern garden.					
4.4	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	15	
		Location:	Internal	Area:	6m ²	Condition:	Good	
		Position:	Wall	Sample Result:	S08 - Chrysotile	Priority:	Low	
		Description:	Wall sheeting surrounding sink, entry doors & front windows.					



ASBESTOS REGISTER

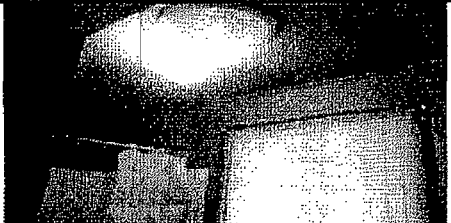
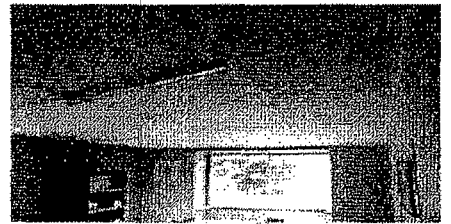
Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	6 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
4.5	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	16	
		Location:	Internal	Area:	2m ²	Condition:	Good	
		Position:	Wall	Sample Result:	S09 - Chrysotile	Priority:	Low	
		Description:	Infill panel to bedroom adjacent main room.					
4.6	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	17	
		Location:	Internal	Area:	5m ²	Condition:	Good	
		Position:	Ceiling	Sample Result:	Similar to S08 - Chrysotile	Priority:	Low	
		Description:	Ceiling above sink and front entry.					
4.7	Farm House	Elevation:	Level 1	Product Type:	-	Photo No:	18	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Ceiling	Sample Result:	S10 - NAD	Priority:	-	
		Description:	Angled ceiling to front entry.					



ASBESTOS REGISTER

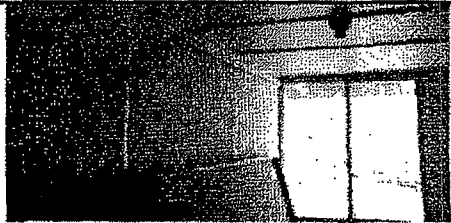
Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	7 of 15
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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
4.8	Farm House	Elevation:	Level 1	Product Type:	-	Photo No:	19	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Ceiling	Sample Result:	Similar to S10 – NAD	Priority:	-	
		Description:	Ceiling to disabled toilet.					
4.9	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	20	
		Location:	Internal	Area:	40m ²	Condition:	Good	
		Position:	Ceiling	Sample Result:	Similar to S08 – Chrysotile	Priority:	Low	
		Description:	Ceiling to reading room and ping-pong room.					
4.10	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	21	
		Location:	Internal	Area:	12m ²	Condition:	Good	
		Position:	Ceiling	Sample Result:	S11 – Chrysotile	Priority:	Low	
		Description:	Textured ceiling to side storage room.					



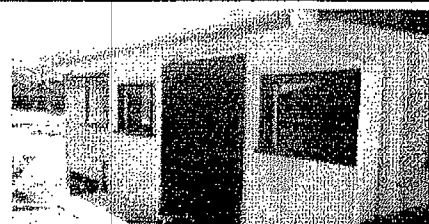
ASBESTOS REGISTER

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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
4.11	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	22	
		Location:	Internal	Area:	5m²	Condition:	Good	
		Position:	Wall	Sample Result:	Similar to S09 – Chrysotile	Priority:	Low	
		Description:	Unpainted wall sheets in entry to side storage room.					
4.12	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No:	23	
		Location:	Internal	Area:	2m²	Condition:	Good	
		Position:	Ceiling	Sample Result:	Similar to S11 – Chrysotile	Priority:	Low	
		Description:	Ceiling to entry to side storage room.					
4.13	Farm House	Elevation:	Level 1	Product Type:	-	Photo No:	24	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Floor	Sample Result:	S12 – NAD	Priority:	-	
		Description:	Linoieum throughout building.					

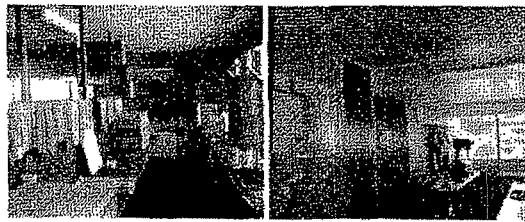
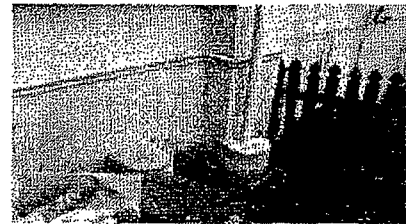
ASBESTOS REGISTER

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Building Code Reference		Location Details		Item Details		Removal/Management Details	Photographs
4.14	Farm House	Elevation:	Level 1	Product Type:	-	Photo No: 25	
		Location:	Internal	Area:	-	Condition: -	
		Position:	Wall	Sample Result:	Similar to S10 - NAD	Priority: -	
		Description:	Wall sheeting surrounding windows to reading room.				
4.15	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No: 26	
		Location:	External	Area:	5m ²	Condition: Good	
		Position:	Wall / Ceiling	Sample Result:	Similar to S08 - Chrysotile	Priority: Low	
		Description:	External cladding and eaves to front entry.				
4.16	Farm House	Elevation:	Level 1	Product Type:	AC	Photo No: 27	
		Location:	External	Area:	6m ²	Condition: Good	
		Position:	Wall	Sample Result:	Similar to S08 - Chrysotile	Priority: Low	
		Description:	3 x Fascias to rear of building.				

ASBESTOS REGISTER

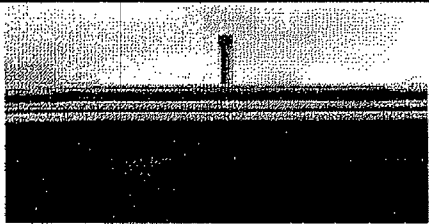
Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	10 of 15
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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs	
5.0	Kitchen / Recreation / Dining Hall	Elevation:	Ground	Product Type:	-	Photo No:	28		
		Location:	External	Area:	-	Condition:	-		
		Position:	-	Sample Result:	-	Priority:	-		
		Description:		Building ID photograph only.					
5.1	Kitchen / Recreation / Dining Hall	Elevation:	Ground	Product Type:	AC	Photo No:	29 & 30		
		Location:	Internal	Area:	<20m²	Condition:	Good		
		Position:	Wall	Sample Result:	S13 – Chrysotile	Priority:	Low		
		Description:		Wall sheeting surrounding cool-room, kitchen entry and pantry.					
5.2	Kitchen / Recreation / Dining Hall	Elevation:	Ground	Product Type:	AC	Photo No:	31		
		Location:	External	Area:	<1m²	Condition:	Good		
		Position:	Wall	Sample Result:	S14 – Chrysotile, Amosite	Priority:	Low		
		Description:		4 x Drain Trap surround.					



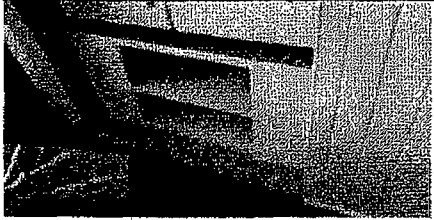
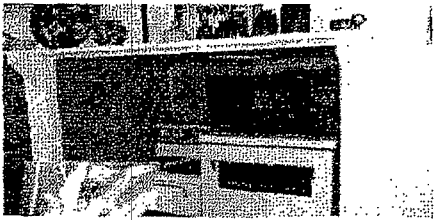
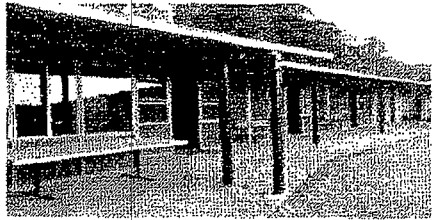
ASBESTOS REGISTER

Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	11 of 15
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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
5.3	Kitchen / Recreation / Dining Hall	Elevation:	Level 1	Product Type:	AC	Photo No:	32	
		Location:	External	Area:	4 ^{1m}	Condition:	Fair	
		Position:	Wall	Sample Result:	Similar to S14 -- Chrysotile, Amosite	Priority:	Medium	
		Description:	Pipe to rear of building.					
6.0	Cottage	Elevation:	Ground	Product Type:	-	Photo No:	33	
		Location:	External	Area:	-	Condition:	-	
		Position:	-	Sample Result:	-	Priority:	-	
		Description:	Building ID photograph only.					
6.1	Cottage	Elevation:	Ground	Product Type:	AC	Photo No:	34	
		Location:	Internal	Area:	2m ²	Condition:	Good	
		Position:	Ceiling	Sample Result:	S15 - Chrysotile	Priority:	Low	
		Description:	Ceiling to front entry.					

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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
6.2	Cottage	Elevation:	Ground	Product Type:	-	Photo No:	35	
		Location:	Internal	Area:	-	Condition:	-	
		Position:	Floor	Sample Result:	S16 - NAD	Priority:	-	
		Description:	Vinyl floor tiles to oven / stove area.					
6.3	Cottage	Elevation:	Ground	Product Type:	AC	Photo No:	36	
		Location:	Internal	Area:	5m ²	Condition:	Good	
		Position:	Wall / Ceiling	Sample Result:	S17 - Chrysotile, Amosite	Priority:	Low	
		Description:	Wall / ceiling sheeting to stove / oven area.					
7.0	D Dormitory Block	Elevation:	Ground	Product Type:	-	Photo No:	37	
		Location:	External	Area:	-	Condition:	-	
		Position:	-	Sample Result:	-	Priority:	-	
		Description:	Building ID photograph only.					

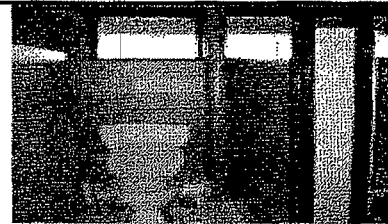
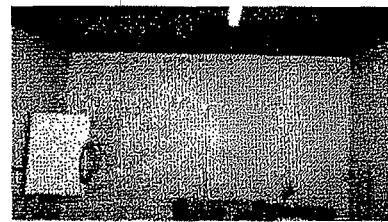
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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs	
7.1	D Dormitory Block	Elevation:	Ground	Product Type:	AC	Photo No:	38		
		Location:	Internal / External	Area:	16m²	Condition:	Good		
		Position:	Wall	Sample Result:	S18 – Chrysotile	Priority:	Low		
		Description:	Wall sheeting below windows to 2 x common rooms – (inside and out).						
7.2	D Dormitory Block	Elevation:	Ground	Product Type:	AC	Photo No:	39 & 40		
		Location:	External / Internal	Area:	6 Rooms (20m² per room)	Condition:	Good		
		Position:	Wall	Sample Result:	S19 – Chrysotile	Priority:	Low		
		Description:	Internal / external cladding to dorm rooms.						
8.0	Amenities Block	Elevation:	Ground	Product Type:	-	Photo No:	41		
		Location:	External	Area:	-	Condition:	-		
		Position:	-	Sample Result:	-	Priority:	-		
		Description:	Building ID photograph only.						

ASBESTOS REGISTER

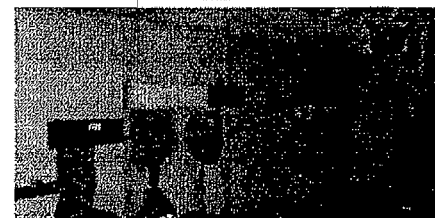
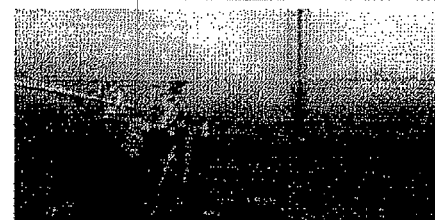
Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	14 of 15
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Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
8.1	Amenities Block	Elevation:	Ground	Product Type:	AC	Photo No:	42	
		Location:	Internal / External	Area:	2 x 4 ^{lm}	Condition:	Good	
		Position:	Wall	Sample Result:	Similar to S14 – Chrysotile, Amosite	Priority:	Low	
		Description:	2 x pipes to male and female toilets.					
8.2	Amenities Block	Elevation:	Ground	Product Type:	AC	Photo No:	43	
		Location:	Internal	Area:	5m ²	Condition:	Good	
		Position:	Wall	Sample Result:	Similar to S19 – Chrysotile	Priority:	Low	
		Description:	Wall sheeting to rear of laundry areas.					
8.3	Amenities Block	Elevation:	Ground	Product Type:	AC	Photo No:	44	
		Location:	External	Area:	<2m ²	Condition:	Good	
		Position:	Wall	Sample Result:	Similar to S14 – Chrysotile, Amosite	Priority:	Low	
		Description:	5 x Drain-trap surround to rear of building.					



ASBESTOS REGISTER

Audit Number:	ABM070146	Client Name:	Koonjewarre Retreat Centre	Page Number:	15 of 15
Issue Number:	1/1	Client Phone No:	(07) 3374 1669	Inspection Date:	27/05/08
Auditing Consultant:	Michael Creighton	Site Address:	2806 Springbrook Rd, Springbrook, Qld 4123.	Re-Audit Date:	27/05/09

Building Code Reference		Location Details		Item Details		Removal/Management Details		Photographs
9.0	Pump Shed	Elevation:	Ground	Product Type:	-	Photo No:	45	
		Location:	External	Area:	-	Condition:	-	
		Position:	-	Sample Result:	-	Priority:	-	
		Description:	Building ID photograph only.					
9.1	Pump Shed	Elevation:	Ground	Product Type:	AC	Photo No:	46	
		Location:	Internal	Area:	30m²	Condition:	Poor	
		Position:	Wall	Sample Result:	Similar to S06 – Chrysotile	Priority:	Immediate	
		Description:	Internal wall cladding.					
9.2	Pump Shed	Elevation:	Ground	Product Type:	AC	Photo No:	47	
		Location:	Internal	Area:	15m²	Condition:	Good	
		Position:	Ceiling	Sample Result:	Similar to S06 – Chrysotile	Priority:	Low	
		Description:	Ceiling.					



4.0 MANAGING ASBESTOS

4.1 Coordination

The planning control and monitoring measures outlined below are to be managed by the Nominated Officer who will be responsible for regularly reviewing these management strategies so as to ensure that they comply with current codes and practice. The Asbestos Register will continue to be maintained by the Nominated Officer and is to be updated as necessary and re-issued following any major building works, or in conjunction with the scheduled follow-up survey inspection conducted annually.

Queensland Laboratory retains a digital copy of the document on file for the purpose of re-issue and re-inspection. It is the responsibility of the Nominated Officer to contact the authors to attain and revise the file when necessary.

The Nominated Officer must be trained and must also obtain and be familiar with the relevant codes of practice and guidelines to ensure effective and efficient management and control of ACM. The Nominated Officer will manage consultation between all building occupants to inform them of the management procedures as outlined in this AMP. It must be stressed that the procedures have been implemented for personal safety. Each person will be encouraged to assist in ensuring that the procedures are complied with in full. Awareness of the existence of hazards and the management procedures for dealing with these hazards are of critical importance to all building users.

NOTE: The register shall be a controlled document for which Queensland Laboratory Pty Ltd shall hold the master copy. The Nominated Officer will maintain the supplementary copy issued to subject Building / Site.

4.2 Potential high-risk areas

Areas of potential high risk should not be touched or disturbed in any way. Expert advice or assistance should be sought from a suitable qualified asbestos specialist prior to any works being conducted within these areas. Such areas include but are not limited to heater banks, damaged or fragmented ACM, fire doors, boiler and pipe lagging, sprayed on insulation and other areas containing friable asbestos products. All potential high risk areas identified within the bounds of the site are identified in the Site Asbestos Register. For information relating to the management of these areas, please contact Queensland Laboratory.

4.3 Occupational Exposure Standards

Where occupational exposure to asbestos is likely to occur, exposure is not to exceed the occupational exposure standards for asbestos published by the National Occupational Health and Safety Commission (Worksafe Australia). Occupational exposure is measured using the Membrane Filter Method, by collecting a sample of air from the breathing zone of a person, over minimum four hours duration. The current occupational exposure standards for asbestos are:

- *Chrysotile (white) asbestos* - 0.1 fibres per millilitre
- *Amosite (brown) asbestos* - 0.1 fibres per millilitre
- *Crocidolite (blue) asbestos* - 0.1 fibres per millilitre

All precautions should be taken to completely minimise dust generation and appropriate respiratory protection (RPE) should be worn at all times when disturbing ACM or entering a 'High Risk' area.

4.4 Safe Work Practices

Prior to commencing any works such as, refurbishment, maintenance, or demolition the site specific asbestos register must be consulted in order to determine if any ACM is present in the proposed work areas. If it is documented asbestos containing materials are present in the area, and that those materials may be impacted upon by the proposed works, the asbestos must be removed or managed under controlled conditions, prior to the commencement of any building works by a competent person licensed to perform asbestos removal work. Depending on the nature of the asbestos, abatement options other than removal (such as encapsulation) may be feasible but removal is the preferred method of control. If unknown materials, or undocumented materials suspected of containing asbestos are encountered during building works, such materials are to be sampled and treated as if they contain asbestos. The nominated officer should be notified immediately, and any works that would impact upon the suspect material must immediately cease, pending sampling and analysis by a qualified person.

4.5 Maintenance Procedures

Maintenance tasks that may involve ACM are to be addressed under controlled conditions to prevent and minimise the risk of airborne asbestos fibres to the maintenance staff themselves and/or any other person. The Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)] has procedures for certain maintenance tasks and they must be followed as per the Code of Practice. These maintenance tasks involve but are not limited to:

- The Drilling of Asbestos Containing Materials
- Sealing, Painting, Coating of Asbestos Cement Products
- Cleaning Leaf Litter from the Gutters of Asbestos Cement Roofs
- Replacing Cabling in Asbestos Cement Conduits or Boxes
- Working on Electrical Mounting Boards (Switchboards) Containing Asbestos

Release

4.5.1 Asbestos-Cement Products

Asbestos-cement products are commonly found in many buildings built before 1990. The asbestos cement material consists of asbestos fibres bound and pressed into a cement matrix. In general the fibres are chrysotile, amosite and crocidolite, and although the percentage of asbestos content is generally low, the potential risk depends very much on the physical condition of the material.

The main health risk with asbestos-cement products is from maintenance or similar activities where the material is worked upon (mechanical energy applied) resulting in airborne dust & potential respirable fibres.

It is necessary to have in place safe systems of work when working with asbestos-cement products. It is recommended that the following be carried out, as a minimum, with regard to asbestos-cement products found on site:

- Avoid damage and abrasion of product.
- Monitor condition of product, and should significant damage or deterioration occur, then the product is to be removed in accordance with the relevant codes of practice and guidelines. A non-asbestos product is to be used as replacement material.
- Cutting, drilling and any other dust generating work should be avoided. However, where it is necessary, dust suppression devices, measures to isolate the product and working area and personal protective equipment must be used. Relevant codes and guidelines (i) must also be followed whilst undertaking these work procedures.
- Asbestos Cement products that require extensive maintenance work should be removed and replaced with a non-asbestos product by a suitably qualified asbestos removal contractor.

4.5.2 Fire Doors

The central core of some fire doors, contain one, two or three layers of asbestos fire rated insulation board. Some hollow metal doors are internally lined with asbestos.

With specific regards to fire doors containing ACM, any intrusive maintenance that may involve drilling, sanding, cutting, abrading, or otherwise generates dust, must be avoided. In the event that fire doors must be serviced in a manner that may disturb the core of the door it is recommended that the servicing be conducted by a qualified asbestos abatement contractor or the door must be replaced with a non-asbestos door. However, as per the asbestos management code, hand tools may be used and suitable PPE should be worn where intrusive maintenance is required and dust creation is minimal.

4.5.3 Vinyl and Linoleum Floor Sheeting and Tiles

Many forms of vinyl and linoleum floor coverings and contain asbestos. Asbestos was utilized within these materials due to its thermal resistance and insulating properties. Within these materials asbestos fibres may be present in the following locations:

- The surface layer of vinyl/linoleum
- The backing layer beneath the surface layer
- The mastic glue used to bind the material to the substrate

When works are proposed that have the potential to disturb any of the above mentioned materials/layers, an access permit should be completed, and all care should taken to ensure that no fragmentation of the material occurs. If the works could potentially disturb the material in such a way that there is the potential for breakages of the material and/or dust generation, a suitably qualified asbestos removal contractor should be engaged to complete the works in a controlled manner.

When removing vinyl/linoleum floor coverings from the substrate, the potential exists for large amounts of dust to be generated due to the difficulty of removing the product and also the mechanical removal techniques that are usually adopted. It is the recommendation of Queensland Laboratory that the removal of any vinyl/linoleum floor covering located on site be conducted by a suitably qualified asbestos removal contractor.

4.5.4 Friable Asbestos Products

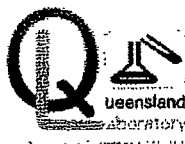
If works are to be conducted that have the potential to disturb friable ACM that is not in the form of bonded asbestos on site, an asbestos consultant should be notified immediately and all works within the area should be postponed until such time as an expert opinion has been sought.

If the material is in an unstable condition or has already been disturbed and it is not possible to engage an asbestos consultant at the time of discovery, an appropriately qualified asbestos removal contractor (*Class-A1 License Holder*) should be engaged to implement short term control measures such as sealing and enclosure, in order to minimize the health risks from airborne asbestos fibres until an asbestos consultant can be engaged.

4.5.5 Tools and Equipment

Tools and equipment to be used for asbestos removal jobs are to minimise the generation of airborne asbestos fibres. High-speed abrasive power or pneumatic tools such as angle grinders, sanders, saws and high speed drills must never be used. Hand tools should be given preference over power tools. Tools should also be decontaminated once work is completed.

Release



4.6 Removal Procedures

Any asbestos removal work that exceeds 10m² shall be performed by a reputable, licensed Asbestos Removalist, in accordance with the Queensland Workplace Health and Safety Regulation (1997) and the *Code of Practice for the Safe Removal of Asbestos 2nd Edition* [NOHSC: 2002 (2005)].

The *Code of practice for the Safe Removal of Asbestos 2nd Edition* [NOHSC:2002 (2005)] sets out procedures for the removal of the following types of materials:

- Asbestos cement products (AC)
- Flat and corrugated wall and roof sheeting ("fibro")
- Floor sheeting
- Water, drainage and flue pipes
- Roof shingles
- Flexible building boards (Hardiflex, Villaboard, Wundabaord and Flexiboard)
- Vinyl floor tiles and vinyl sheeting containing asbestos
- Millboard
- Asbestos gaskets and rope from plant and equipment.
- Asbestos switchboards or meter boards
- Asbestos mastics and bitumen
- Removal and cleaning of ceiling tiles
- Asbestos friction materials

The removal of ACM will require an asbestos removal work area set up appropriate to the level of risk outlined in the risk assessment to ensure that the workplace exposure limits are not breached. The Asbestos Register should be updated to include the removal of any ACM for future audit purposes.

Queensland Government Regulations specify the following licenses to be held by an Asbestos Removalist:

- An '**A Class**' asbestos removal licence be acquired for the removal of friable asbestos containing material but the licence also covers the removal of bonded asbestos material of 10m² or more.
- A '**B Class**' asbestos removal licence is acquired for work to remove 10m² or more of bonded asbestos material. This licence **does not** permit its holder to remove friable asbestos.

(See Appendix 3 for more information.)

Release

4.6.1 Air Monitoring for Asbestos Fibres

Air monitoring for asbestos fibres may be necessary with proposed asbestos removal projects. Environmental air monitoring must be undertaken in accordance with the NOHSC *Guidance Note on the Membrane Filter Method for estimating airborne asbestos fibres 2nd Edition* [NOHSC:3003(2005)]. You are recommended to seek professional advice when planning to conduct air monitoring.

Depending on the type of ACM and the risk rating provided in the Asbestos Register, there are different methods of removal that are required to be employed in order to ensure that exposure to airborne asbestos fibres is minimised and controlled in such a way that airborne concentrations of asbestos fibres do not exceed the control levels and exposure standards. 'Control levels' are airborne asbestos fibre concentrations which, if exceeded, indicate there is a need to review current control measures or take other action. These control levels are occupational hygiene 'best practice', and are not health-based standards.

Control level	Control/Action
<0.01 fibres/ml	Continue with control measures
≥0.01 fibres/ml	Review control measures
≥0.02 fibres/ml	Stop removal work and find cause

4.7 Responsibilities

Personnel carrying out work in the building will be responsible for complying with the procedures stated in this document and any other procedures stipulated or specified in contract documents.

For maintenance work, the Nominated Officer will advise workers of their responsibility. For refurbishment work, contract documents will specify that the contractor is to advise his/her employees of their responsibility and obligations.

The transfer of responsibility to workers will be formalised by the issue of an access permit. (See Appendix 2)

The Nominated Officer shall make this document available, for perusal, to any interested persons upon request.

All work will be carried out in compliance with the relevant Act & Code of Practice

(See Appendix 7 for a list of references).

4.8 Restricted Zones

Restricted work areas are listed in Appendix 1.

Release



4.9 Access

All access to, or construction and maintenance work in the restricted work area shall be carried out in accordance with Appendices 2 and 3.

Access to any restricted zone will be prohibited unless an Access Permit has been issued. The Nominated officer will be responsible for issuing permits to personnel who are required to carry out work within the restricted zones. The Access Permit format and procedures for issue of permits are specified in Appendix 2.

The permit will authorise only the signatories listed to access the restricted zone. It will detail the task to be performed and the conditions to be complied with during the access period. The permit also formally transfers the responsibility for compliance with this AMP and the Workplace Health and Safety Regulation (1997), to the signatories.

On completion of work, the authorised personnel will relinquish the permit (by signature) and return it to the Nominated Officer who will cancel it and file the permit in Appendix 2, as these permits provide records for asbestos removal and aid future updates of the Asbestos Register.

The Nominated Officer will be responsible for supervision, enforcement and records of the permit system.

4.10 Warning Signs

Stick on labels warning of the presence of asbestos specified in Section 1.2 of this report must be applied to products and materials containing asbestos if deemed necessary. These areas and will be nominated during the audit. The signs are to be installed to make occupants, visitors and construction and maintenance workers aware that asbestos has been identified and that all care should be taken to ensure the disturbance of the material is controlled.

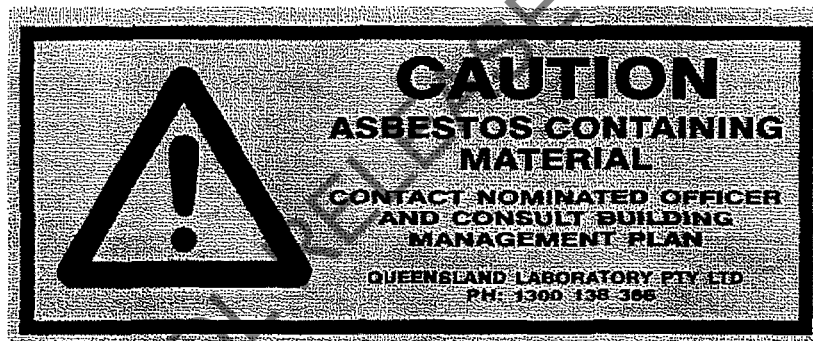
When Asbestos has been removed the relevant labels should be removed and the asbestos register updated during the annual re-audit. In order to allow for the accurate assessment of all asbestos works that have been conducted on site, access permits as described in Appendix 2 of this report should be filled out accurately during all asbestos works, and retained with the asbestos management plan until the annual asbestos re-audit has been completed.

Release

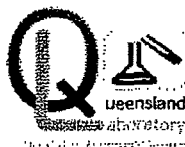
4.10.1 General Warning Signs

- Purpose** To advise all relevant people on site that asbestos has been identified and that an AMP exists. To instruct all construction and maintenance workers to report to the Nominated Officer before commencing maintenance, repairs or refurbishment work.
- Location** At a position near or on specified areas where ACM was identified and a potential for exposure may exist.
- Fixing** Self-adhesive labels and /or mechanical fixing.
- Sign** In accordance with relevant codes or as directed by Nominated Officer.

4.10.2 Sample Warning Label



Should you require these warning labels for your building, do not hesitate to contact Queensland Laboratory Pty Ltd – Ph: 1300 138 366.



4.11 Asbestos Waste Disposal

The disposal of any asbestos containing materials off site will be in accordance with the local authority and legislative requirements. For large removals, the employed contractor should arrange for the correct disposal of the ACM and be able to provide waste tracking documents for the transport and disposal of ACM as this is a regulated activity under Queensland's *Environmental Protection Regulation 1998*.

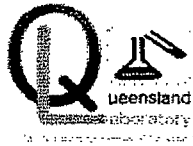
For smaller removals, the following procedures should be used:

- All ACM should be double bagged outside the work area, using 200 μ m (0.2 mm) thick polyethylene bags. Asbestos waste shall be bagged once at the workplace and a second time away from the workplace but prior to leaving the removal area enclosure.
- It is recommended that a maximum bag size of 1200 mm (length) x 900 mm (width) be used. Bags should be filled to no more than 50 per cent capacity, and contents should be wet before sealing.
- All asbestos waste (i.e. small pieces and contaminated material such as suits, tools, dust masks etc) shall be consistent with good manual handling practice; bags should not exceed 16 kg in weight. The bags must be decontaminated before they are placed in waste bins. Alternatively, other approved containers may be used.
- If waste bags are not suitable then the ACM is to be sealed in double lined heavy duty plastic sheeting before they are placed into the skip or for non-friable ACM they may be placed directly into the waste bin that has been double lined with heavy duty plastic sheeting (200 μ m minimum thickness).

Each bag or container shall be labelled on its outermost surface, with the following warning statement:

**CAUTION – ASBESTOS
DO NOT DAMAGE OR OPEN BAG
DO NOT INHALE DUST
CANCER AND LUNG DISEASE HAZARD**

Release



APPENDIX 1

RESTRICTED WORK AREAS

The Building Management Plan defines several situations on site where ACM has been identified. Access to any restricted zone is prohibited unless the Nominated Officer or other Authorised Personnel have issued an Access Permit.

The 'Restricted Zones' comprise all maintenance work on identified areas of asbestos - cement products.

The Building Management Plan defines several situations on site where ACM has been identified. Most ACM on site was found to be in a good condition. However work procedures must be produced and adhered to when work is being carried out. Access to carry out works that may in any way disturb, damage or interfere with any ACM in any restricted areas, is prohibited unless instruction by the Nominated Officer and / or other authorised persons has been given or an Access Permit has been issued.

All work in restricted work areas shall be carried out in compliance with the conditions laid down within the Access Permit system (where a permit has been issued).

Restricted work areas on this site shall include but not be limited by the following:

All areas where maintenance works of any identified or suspected asbestos cement products are being carried out.

All fire doors which have been identified or suspected of containing asbestos products and which require maintenance on locking and closing mechanisms or trimming to size as a result of refurbishing or fitting of new floor coverings.

All areas where maintenance work of any identified or suspected electrical and refrigeration switchboards / control boards is being carried out and any maintenance or disturbance including drilling, cutting and abrading may release airborne asbestos fibres.

All areas containing identified or suspected asbestos containing vinyl floor coverings where access required for the purpose of removal or any disturbance including drilling, cutting and abrading that may release airborne asbestos fibres.

All areas where maintenance work of any identified or suspected asbestos containing insulation on hot water pipe work, hot water storage vessels and oil fired hot water boilers is being carried out.



APPENDIX 2

ACCESS PERMIT

Access to any area designated by the Nominated Officer is prohibited unless an Access Permit has been issued to the personnel involved. This Access Permit is issued to the nominated recipient for the specific occasion stipulated below and must be produced on request or prominently displayed on location. The recipient must ensure that all workers involved sign both parts of the form at Section 1 and return the access permit to the Nominated Officer on completion of work. Appropriate officers in the immediate workplace must sign section 2.

It should be noted the Nominated Officer might photocopy the Access Permit format for use.

RTI DL RELEASE - NPSR



ACCESS PERMIT

RESTRICTED WORK AREA

VALID FROM _____ TO _____ Date / /

BUILDING MANAGEMENT PLAN No

DESCRIPTION OF RESTRICTED WORK AREA

Reason for Access

Asbestos Containing Material (type)

Warning Signs / Barriers Required YES / NO

Special Conditions

Health and Safety Officer advised
Work Place Representative advised

Name
Name

Date / /
Date / /

ACKNOWLEDGMENT: I understand the above instructions and undertake to carry out all work in accordance with the requirements of the Workplace Health and Safety Act and Regulations 1997 and relevant Codes of Practice. I have received instruction on Fire evacuation and Safety procedures.

Contractor/Supervisor Name

Signature

Time

Date / /

AUTHORISATION: Access to this Restricted Work Area is authorised according to the conditions of this permit.

Nominated Officer

Time

Date / /

CANCELLATION: Satisfactory Completion of work is acknowledged. The workplace has been left in a clean and tidy condition.

Nominated Officer

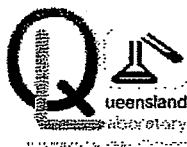
Time

Date / /

Building Management Plan upgraded YES / NO

Signature
Time

Date / /



APPENDIX 3

WORK PROCEDURES FOR ACCESS TO & WORKING IN A RESTRICTED AREA

Work shall not be carried out in any areas of the restricted zone unless an access permit (see appendix 2) has been issued and building occupants have left the immediate vicinity (i.e. the same room in which the work is to be carried out). In the case of limpet or friable asbestos, the occupants must be either vacate the floor or sealed away from the work area.

The Queensland Workplace Health and Safety Act 1997, National Occupational Health and Safety Commission's (NOHSC) Asbestos Code of Practice and Guidance Notes [NOHSC:3003(2005)], and the Queensland Workplace Health and Safety Code of Practice for the Safe Treatment, Removal and Disposal of Asbestos - Cement Sheeting and Asbestos Coated Metal Sheeting, (Queensland Government 1998) should be complied with.

Should maintenance be required, contact the nominated officer who will consult the asbestos register in the Building Management Plan.

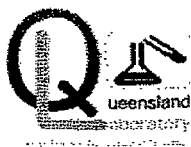
Should maintenance involve working on, or in close proximity to, asbestos containing materials, the nominated officer will issue an Access Permit to authorise the work:

Consult the officer in charge of the workplace so that relevant personnel can be advised of the work to be carried out, timing and procedures to be followed.

Safe work practices, adequate for the work at hand should adopted, these include:

1. Preparation of site including the erection of barriers and posting of signage to restrict access to the work area.
2. Selections of appropriate Personal Protective Equipment (PPE).
3. The use of plastic drops sheets.
4. The control of dust and residues resulting from the work. **NB:** Under no circumstances is a standard vacuum cleaner to be used! The **MINIMUM** requirement necessitates use of a spray bottle and /or HEPA Filter Equipped Vacuum.
5. Decontamination of personnel, tools and equipment.
6. The preparation and disposal of waste.

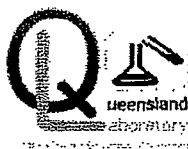
All work shall conform to the requirements of the Queensland Workplace Health and Safety Act 1997, National Occupational Health and Safety Commission, Asbestos Code of Practice & Guidelines Notes [NOHSC:3003(2005)], Queensland Workplace Health & Safety - Compliance and Advisory Standards for Asbestos Removal Work [NOHSC:2002(2005)]



APPENDIX 4

SAMPLE ANALYSIS REPORT

RTI DL RELEASE - NPSR



APPENDIX 5

RISK MANAGEMENT

Trained experts have undertaken this audit and utilized methods such as using visual inspection and laboratory testing of samples. Where applicable the presence or absence of asbestos has been established through laboratory testing. The type, location and condition of Asbestos Containing Material (ACM) found on the site has been identified and assessed. On the basis of the information obtained a risk assessment has been conducted. In the Asbestos Register, monitoring, maintenance and planned removal have been prioritised, as part of the Risk Management Plan.

Step 1

It is widely accepted that the first step in risk management of asbestos in a building or structure, is that a competent person conduct an inspection survey to identify the following:

- The presence
- The type
- The location; and
- The condition, of any asbestos material in the building or structure.

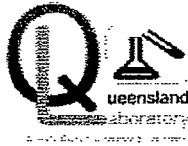
Step 2

This is the most important step. To assess the likely health risk to workers, occupants and the public, as a result of the presence and condition of asbestos. It is imperative that this assessment is carried out by a suitably trained and experienced person.

This assessment will need to include the following factors:

- Friability
- Accessibility
- Type of asbestos
- Amount of asbestos in question
- Potential for transport of fibres by air movement
- Ventilation factors
- Number of persons that may potentially be exposed
- Frequency of potential exposures
- Activities that may disturb the asbestos.

The competent person must consider these factors carefully and determine whether a real risk of workers being exposed to levels of airborne asbestos fibres exists. This can be achieved by assessing the potential exposure in terms of National Exposure Standards (NES) for airborne asbestos fibres. The condition of the asbestos material and the likely hood of fibres being released, the potential for personnel to be exposed to these fibres and the length of time for which exposure may occur, are factors to be taken into account. Air monitoring may be undertaken where applicable, to determine if the control or exposure levels of airborne asbestos fibres set by the National Exposure Standards have been exceeded.



Step 3

The selection of a suitable management strategy to control the risk of asbestos exposure also requires an experienced and knowledgeable person to implement the most suitable control option. Examples of these options include:

- Labeling
- Training
- Permit to work systems
- Restricted access
- Enclosure or encapsulating
- Sealing
- Removal

Selection of the most appropriate control option, or a combination of options, requires consultation and coordination with the party responsible for the building, Nominated Officer, maintenance staff and personnel working in or on the building or structure.

RTI DL RELEASE NPSR

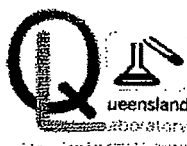


APPENDIX 6

GLOSSARY OF TERMINOLOGY

<i>Accredited Laboratory</i>	Defines a testing laboratory accredited by NATA (National Association of Testing Authorities, Australia).
<i>ACM</i>	Asbestos Containing Material (ACM) means any material, object, product or debris containing asbestos.
<i>Air Monitoring</i>	Refers to airborne asbestos air sampling to assist in assessing exposure and the effectiveness of control measures. This includes exposure monitoring, clearance monitoring and control monitoring.
<i>Asbestos</i>	Defined as the fibrous form of mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals, including actinolite, amosite (brown or grey asbestos), crocidolite (blue asbestos), chrysotile (white asbestos), tremolite, or any mixture containing one or more of these.
<i>Asbestosis</i>	is a form of lung disease (pneumoconiosis) directly caused by inhaling asbestos fibres, causing a scarring (fibrosis) of the lung tissue which decreases the ability of the lungs to transfer oxygen to the blood. The latency period of asbestosis is generally between 15 and 25 years.
<i>Asbestos Removalist</i>	means an employee whose business or undertaking includes asbestos removal work or a self employed person whose work includes asbestos removal work.
<i>Asbestos Work Area</i>	means the immediate area in which work on ACM is taking place. The boundaries off the work area must be determined by a risk assessment.
<i>Appropriately Qualified Person</i>	means the person possesses the qualifications and experience necessary to find asbestos materials in a building.
<i>Authorised Personnel</i>	Persons who have been given clearance by the Nominated Officer.
<i>Bonded Asbestos Containing Material</i>	refers to asbestos containing material containing a bonding compound reinforced with asbestos.

<i>Clearance Inspection</i>	means an inspection carried out by a competent person, to verify that an asbestos work area is safe to be returned to normal use after work involving the disturbance of ACM has taken place. A clearance inspection must include a visual inspection, and may also include clearance monitoring and/or settled dust sampling.
<i>Clearance Monitoring</i>	means air monitoring using static or positional samples to measure the level of airborne asbestos in an area following work on ACM. An area is cleared when the level of airborne asbestos fibres is measured as being below 0.1 fibres/mL.
<i>Control Monitoring</i>	means air monitoring using static or positional to measure the level of airborne asbestos fibres in an area during work on ACM. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures and should not be used for that purpose.
<i>Friable Asbestos Containing Material</i>	refers to unbonded asbestos containing material that, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.
<i>Condition</i>	The physical state of the material in question.
<i>Friable</i>	Refers to non-bonded asbestos fabric or material that is easily crumbled, pulverized or reduced to powder by hand pressure.
<i>Hazard</i>	means any matter, thing, process, or practice that may cause death, injury, illness or disease.
<i>Lung cancer</i>	This disease been shown to be caused by all types of asbestos. The average latency period of the disease, from the first exposure to asbestos, ranges from 20 to 30 years. Lung cancer symptoms are rarely felt until the disease has developed to an advanced stage.
<i>Malignant mesothelioma</i>	is a cancer of the outer covering of the lung (the pleura) or the abdominal cavity (the peritoneum). It is usually fatal. Mesothelioma is caused by the inhalation of needle-like asbestos fibres deep into the lungs where they can damage mesothelial cells, potentially resulting in cancer. The latency period is generally between 35 and 40 years, but it may be longer, and the disease is very difficult to detect prior to the onset of illness. Mesothelioma was once rare, but its incidence is increasing throughout the industrial world as a result of



past exposures to asbestos. Australia has the highest incidence rate in the world.

<i>Masonry</i>	Concrete work, brickwork or stone work.
<i>NAD</i>	No asbestos detected
<i>Non-friable</i>	Material, not in its natural state, that is bonded by a cement matrix, vinyl, resin or other binding material.
<i>Risk</i>	means the likelihood of a hazard causing harm to a person.

ACRONYMS

<i>CH</i>	Chrysotile
<i>A</i>	Amosite
<i>C</i>	Crocidolite
<i>CF</i>	Compressed fibre
<i>CA</i>	Castable asbestos material
<i>AC</i>	Asbestos cement sheeting
<i>PB</i>	Polymer bound i.e. vinyl tiles, electrical switchboards
<i>MB</i>	Compressed millboard sheeting
<i>TX</i>	Textile - woven sheet & rope
<i>GB</i>	Galbestos galvanized sheet / asbestos compound fixed to one side
<i>M</i>	Machinery brake lining
<i>MA</i>	Machinery
<i>NAD</i>	No Asbestos Detected
<i>FD</i>	Fire Door
<i>GS</i>	Gasket
<i>SB</i>	Switchboard Backing



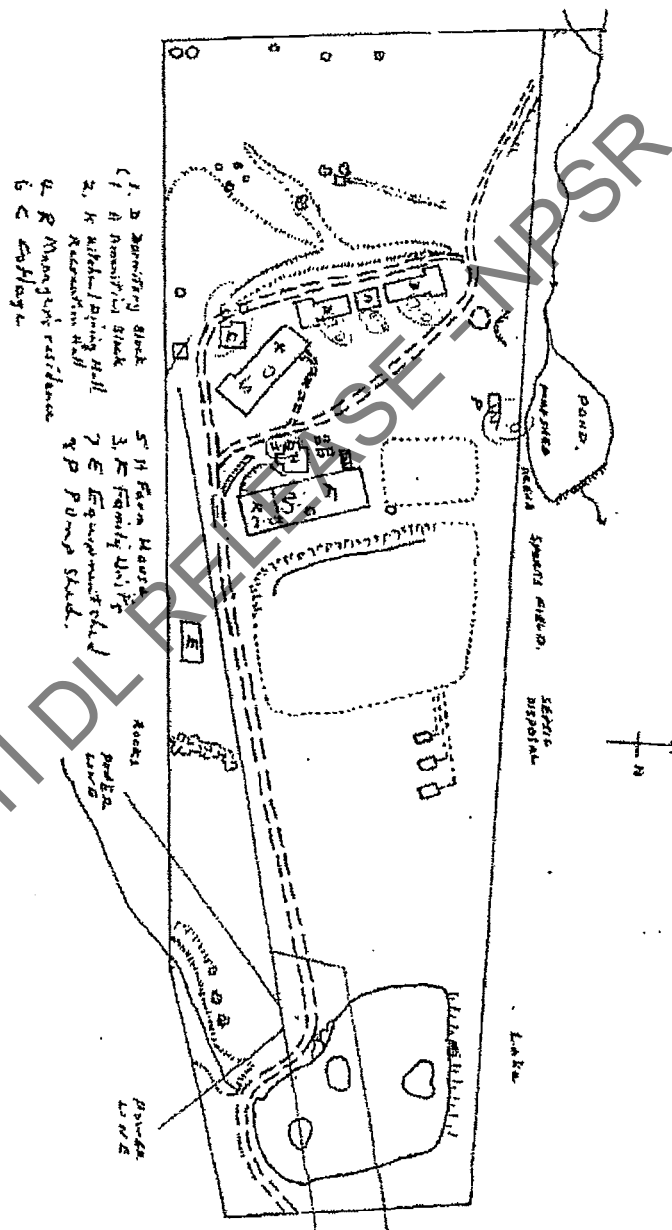
APPENDIX 7

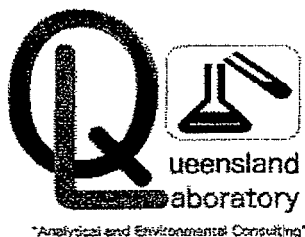
REFERENCES

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Queensland Government, *Workplace Health and Safety regulation 1997*
2. National Occupational Health and Safety Commission (NOHSC) (2005), *Code of Practice for the Safe Removal of Asbestos 2nd Edition* [NOHSC:2002(2005)], NOHSC, Canberra, Australia.
3. National Occupational Health and Safety Commission (NOHSC) (2005), *Code of Practice for the Management and Control of Asbestos in Workplaces* [NOHSC:2018(2005)], NOHSC, Canberra, Australia
4. Australian Standard 1319: 1994 *Safety Signs for the Occupational Environment*
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Australia / New Zealand Standard 1716: 2003 *Respiratory Protective Devices*
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7. Queensland Government, *Environmental Protection Act 1994*
8. Queensland Government, *Environmental Protection Regulation 1998*

APPENDIX 8

SITE PLAN





ABN: 83 117 421 324

1A/22 Ereton Dr, Arundel QLD 4214
Enquiries: 1300 138 366
Ph: (07) 5537 2536
Fax: (07) 5537 2535
admin@queenslandlab.com
www.queenslandlab.com

Job #: BSQ070874
ID Date: 28/05/08

Date Sampled: 27/05/08

Certificate of Analysis

SITE LOCATION: Koonjewarre Retreat Centre

SAMPLED BY: Michael Creighton

SAMPLE IDENTIFICATION: Nineteen samples as submitted.

SCOPE: Microscope examination for the presence of asbestos.

INTRODUCTION: Nineteen samples as submitted by Queensland Laboratory Pty Ltd, were examined for the presence of asbestos.

METHODOLOGY: Samples are examined in accordance with the methodology outlined in the Australian Standards (AS 4964 – 2004) and In-House Method QLA003.

Sample Description	Approx Dimensions (L/W/T)	Sample ID	Asbestos Detected (Y/N)	Fibre Type Detected
S 01 – White coated grey fibre cement sheeting	10 x 7 x 1mm	874 – 01	N	No Asbestos Detected
S 02 – White coated grey fibre cement sheeting	17 x 8 x 2mm	874 – 02	N	No Asbestos Detected
S 03 – Cream coated fibre cement sheeting	21 x 10 x 2mm	874 – 03	N	No Asbestos Detected
S 04 – Beige coated fibre cement sheeting	23 x 11 x 2mm	874 – 04	N	No Asbestos Detected
S 05 – Grey fibre cement sheeting	36 x 21 x 6mm	874 – 05	N	No Asbestos Detected
S 06 – White coated grey fibre cement sheeting	20 x 11 x 7mm	874 – 06	Y	Chrysotile
S 07 – Cream coated grey fibre cement sheeting	22 x 12 x 6mm	874 – 07	N	No Asbestos Detected
S 08 – Purple coated grey fibre cement sheeting	30 x 8 x 2mm	874 – 08	Y	Chrysotile
S 09 – Grey coated grey fibre	32 x 10 x 2mm	874 – 09	Y	Chrysotile
S 10 – Purple coated grey fibre cement sheeting	17 x 8 x 2mm	874 – 10	N	No Asbestos Detected

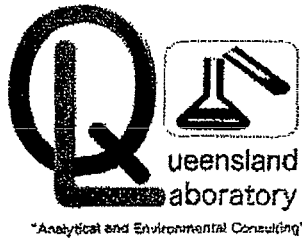
SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarised light microscopy



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1 of 2

Release



ABN: 83 117 421 324

1A/22 Ereton Dr, Arundel QLD 4214

Enquiries: 1300 138 366

Ph: (07) 5537 2536

Fax: (07) 5537 2535

admin@queenslandlab.com

www.queenslandlab.com

Job #: BSQ070874

ID Date: 28/05/08

Date Sampled: 27/05/08

Sample Description	Approx Dimensions (L/W/T)	Sample ID	Asbestos Detected (Y/N)	Fibre Type Detected
S 11 - White coated grey fibre cement sheeting	7 x 4 x 1mm	874 - 11	Y	Chrysotile
S 12 - Beige vinyl sheeting	32 x 17 x 1mm	874 - 12	N	No Asbestos Detected
S 13 - Orange coated grey fibre cement sheeting	18 x 8 x 6mm	874 - 13	Y	Chrysotile
S 14 - Green coated grey fibre cement sheeting	14 x 10 x 4mm	874 - 14	Y	Chrysotile, Amosite
S 15 - White coated grey fibre cement sheeting	14 x 4 x 1mm	874 - 15	Y	Chrysotile
S 16 - Beige vinyl flooring	24 x 14 x 4mm	874 - 16	N	No Asbestos Detected
S 17 - Beige coated grey fibre cement sheeting	22 x 11 x 1mm	874 - 17	Y	Chrysotile, Amosite
S 18 - Purple coated grey fibre cement sheeting	15 x 5 x 1mm	874 - 18	Y	Chrysotile
S 19 - Purple coated grey fibre cement sheeting	18 x 9 x 3mm	874 - 19	Y	Chrysotile

Table 1 - Results of sample examination using polarised light microscopy (PLM) including Dispersion Staining

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NATA Approved Identifier
Michael Creighton

sch4p3(3) Prejudice the protection of an individuals right to privacy

NATA Approved Signatory
Michael Creighton

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarised light microscopy



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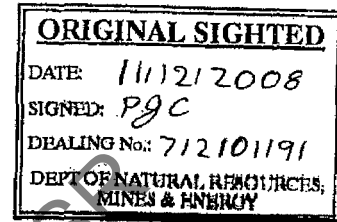
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Office of Fair Trading

Department of
Justice and Attorney-General



QUEENSLAND

Associations Incorporation Act 1981
Section 19

Incorporation Number: **IA04452**

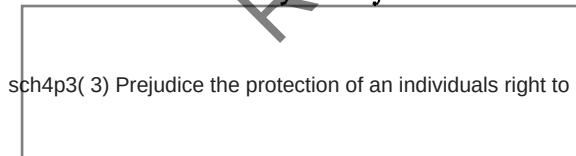
Certified Copy of the Certificate of Incorporation of an Association

This is to certify that

AUSTRALIAN RAINFOREST CONSERVATION SOCIETY INC.

was, on and from the twenty-seventh day of June 1988
incorporated under the Associations Incorporation Act 1981.

Dated this fifteenth day of July 2008



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Delegate of Director-General