

## ASBESTOS CLEARANCE CERTIFICATE INSPECTION PASS

Project/Location: Yarralumla Primary School

**Job Number:** 7335471

Client: ACT Property Group

Client Contact: Kevin Connors

Time And Date Of Inspection: 1745 Wednesday, 4 January 2017

Date(s) And Description Of Work: Removal of asbestos eave and soffit sheets from covered

walkway and continuation down edge of building at

Yarralumla Primary School on 04/01/2017

Asbestos Removalist:

#### Certification:

A visual inspection was carried out on Wednesday, 4 January 2017, by following the completion of the asbestos works listed above in accordance with Robson Environmental's NATA, ISO9001, ISO14001 and AS4801 accreditations. It should be noted that this clearance certificate relates only to the exact area(s) specified above.

The inspection found no visible asbestos residue from the asbestos work in the area or in the vicinity of the area where the work was carried out.

Air monitoring during the works returned results below the minimum practical detection limit of <0.01 F/mL.

The work area has been given the "all clear" and restrictions associated with the asbestos works can now be lifted and the area safely reoccupied.

Note: The eaves on the side of the walkway facing the covered outdoor play area were found to be masonite, and were therefore not removed as part of these works.

#### Authorised by:





Accredited for compliance with ISO/IEC 17020





#### Appendix A - Air Monitoring Results

Report No: 7335471-170104-01



## Respirable Fibre Estimation Test Report

Job No.: 7335471 Sampling Date: 4/01/2017 Report Issued: 4/01/2017

Monitoring Location: Yarralumla Primary School, Loftus Street, Yarralumla, ACT 2600
Client Name & Address: ACT Property Group 255 Canberra Avenue Fyshwick ACT 2609

Work in Progress: Removal of non friable asbestos eave and soffit sheets from covered

walkways

**Asbestos Removalist:** 

Test Specifications(s) Employed: NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos

Fibres [NOHSC: 3003 (2005)], In-House Procedure No. 1

		Tir	ne	40	No. of Fields	No. of Fibres	Airborne Fibre
Sample No.	Sample Location	On	Off	Av. Flow Rate	Counted	Counted	Conc. (fibres/mL)
7335471-027	North east of removal area adjacent exclusion zone -	07:50	17:56	1000	100	0	< 0.01
7335471-028	North west of removal area on perimeter fence -	07:53	18:00	1000	100	0	< 0.01
7335471-029	South east of removal area adjacent exclusion zone -	07:56	17:55	1000	100	0	< 0.01
7335471-030	West of removal area adjacent exlcusion zone -	07:58	17:57	1000	100	0	< 0.01
7335471-031	Field Blank	-	÷		100	0	-

Field blanks and samples taken in direct flow of negative air units are reported as a fibre count only

TDR = Filter too heavily loaded with background dust to read

The Detection Limit of the analytical method is 0.01 fibres/mL

The Work Health and Safety Act 2011 Control Level for all forms of asbestos is 0.01 fibres/mL Worksafe Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL

NATA

Robson Approved Signatory

No. 3181

Robson Approved Counter

Accredited for compliance with ISO/IEC 17025

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

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## Appendix B – Photo(s)







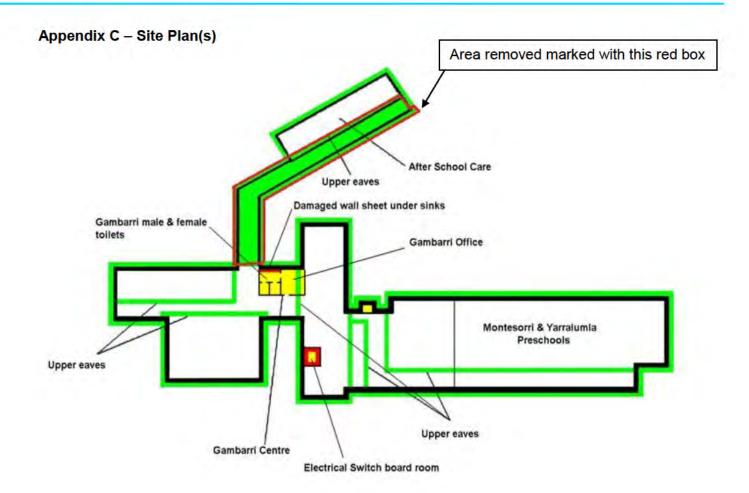














# ASBESTOS CLEARANCE CERTIFICATE INSPECTION PASS

Project/Location:	Yarralumla Primary School
Job Number:	7335471
Client:	ACT Property Group
Client Contact:	Kevin Connors
Time And Date Of Inspection:	12.40pm Friday, 6 January 2017
Date(s) And Description Of Work:	Removal of asbestos soffit sheets from covered walkway from the rear of the main building.
Asbestos Removalist:	
Certification:	
•	ed above in accordance with Robson Environmental's NATA, creditations. It should be noted that this clearance certificate
The inspection found no visible asbe	estos residue from the asbestos work in the area or in the s carried out.
Air monitoring during the works retu <0.01 F/mL.	rned results below the minimum practical detection limit of
The work area has been given the "a can now be lifted and the area safely r	all clear" and restrictions associated with the asbestos works reoccupied.
Authorised by:	
	WORLD RECOGNISED ACCREDITATION No. 3181
	110. 5101



Accredited for compliance with ISO/IEC 17020



#### Appendix A – Air Monitoring Results

Report No: 7335471-170106-03



#### Respirable Fibre Estimation Repor Test

Job No.: 7335471 Sampling Date: 6/01/2017 Report Issued: 6/01/2017

Yarralumla Primary School, Loftus Street, Yarralumla, ACT 2600 **Monitoring Location:** Client Name & Address: ACT Property Group 255 Canberra Avenue Fyshwick ACT 2609

Work in Progress: Removal of non friable asbestos eave and soffit sheets from covered

walkways

Asbestos Removalist:

Test Specifications(s) Employed: NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos

Fibres [NOHSC: 3003 (2005)], In-House Procedure No. 1

		Time		Av.	No. of Fields	No. of Fibres	Airborne Fibre
Sample No.	Sample Location	On	Off	Flow Rate	Counted	Counted	Conc. (fibres/mL)
7335471-037	South of removal area adjacent cleaner's store -	07:46	12:26	2000	100	0	< 0.01
7335471-038	West of removal area adjacent exclusion zone -	07:48	12:30	2000	100	1	< 0.01
7335471-039	North of removal area adjacent exclusion zone -	07:51	12:31	2000	100	0	< 0.01
7335471-040	North east of removal area adjacent exclusion zone -	07:53	12:34	2000	100	0	< 0.01
7335471-041	Field Blank	-	-	÷	100	0	0

Field blanks and samples taken in direct flow of negative air units are reported as a fibre count only

TDR = Filter too heavily loaded with background dust to read

The Detection Limit of the analytical method is 0.01 fibres/mL

The Work Health and Safety Act 2011 Control Level for all forms of asbestos is 0.01 fibres/mL Worksafe Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL

Robson Approved Signatory

Robson Approved Counter

Accredited for compliance with ISO/IEC 17025

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

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#### Appendix B - Photo(s)



Removal of asbestos soffit sheets from covered walkway from the rear of the main building.



Removal of asbestos soffit sheets from covered walkway from the rear of the main building.



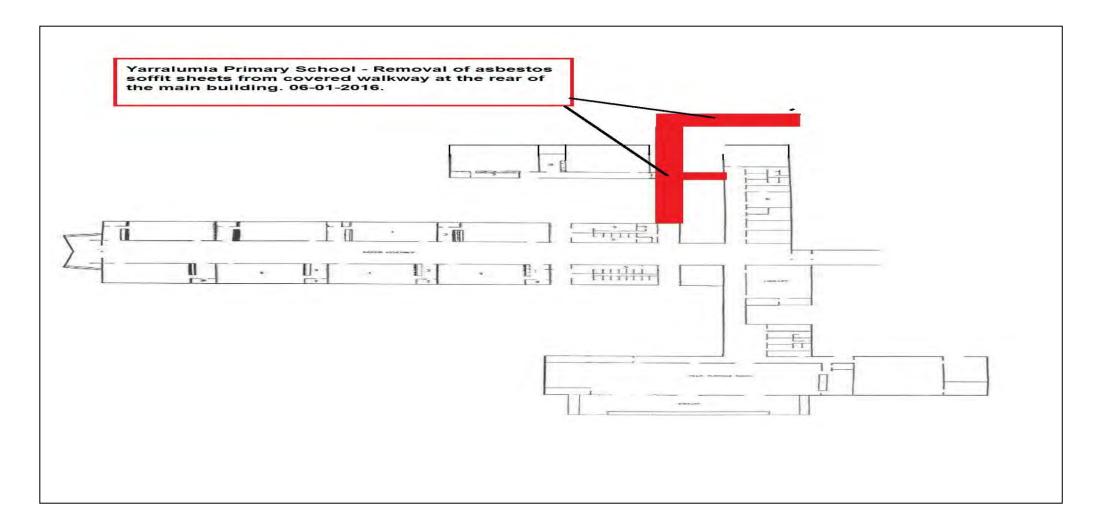
Removal of asbestos soffit sheets from covered walkway from the rear of the main building.



Removal of asbestos soffit sheets from covered walkway from the rear of the main building.



#### Appendix C - Site Plan(s)



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Evan Byrne ACT Property Group PO Box 777 Fyshwick ACT 2609

28/07/2017

Dear Evan,

Lead Paint analysis of samples collected from proposed work areas in the Gambarri Wing at Yarralumla Primary School, Loftus Street, Yarralumla, ACT 2600 – 20 July 2017

In accordance with AS4361.2-1998 representative paint samples were collected from different areas of paint coated surfaces identified on site. Samples were analysed for their lead (Pb) content by \_\_\_\_\_\_ – NATA accreditation number: \_\_\_\_\_ using ICP/AES techniques and in-house Method No.4. The results are presented below (refer also to the attached laboratory report in **Appendix B**):

Sample No.	Location of Paint Sample	Colour	Lead in Paint %
l0504 a,b,c	To radiator pipes and skirting boards	Cream	0.4
l0505 a,b,c	To door and window frames	White	6.3

#### Notes:

Lead Paint (> 1.0% Pb)

First Schedule Paint (≥ 0.25% Pb)

Lead-free Paint (< 0.25% Pb)

The analytical results of paint sampling from Yarralumla Primary School revealed that the white paint to the door and window frames was Lead Paint (>1% Pb). The cream paint to the radiator pipes and the skirting boards was found to be First Schedule Paint (≥0.25% Pb) and must be treated as lead paint ( See **Appendix A** for more information on dealing with lead paint).

Photographs of the paint sampled at the above site can be found in **Appendix C**.



No. 3181



#### **Recommendations:**

The cream First Schedule Paint to the radiator pipes and skirting boards is flaking in areas and must either be encapsulated with a fresh coat of paint or removed.

The white Lead Paint to the door and window frames is in good condition and may remain in situ.

Please contact the undersigned if further information is required.

Yours sincerely,	



#### **Appendix A - Lead Paint Management**

#### Introduction

Lead in paint (as lead carbonate) is found extensively in homes and commercial and industrial buildings built pre-1970. Although Australian industry has generally phased out lead content in paint, levels of below 1 percent are still permitted and industrial application of high-lead paint to residential/commercial dwellings may still continue.

Lead-base paint may be a health issue if it becomes mobile in the environment or if ingested. For this reason sealing or safe removal of paint is strongly recommended particularly where it is flaking or exposed to the elements.

#### **Assessment Criteria**

Lead paint is defined by the Australian Standard (AS 4361.2 – 1998 *Guide to lead paint management Part 2: Residential and Commercial buildings*) as a paint or component coat of a paint system containing lead or lead compounds, in which the lead content (calculated as lead metal) is in excess of 1.0% by weight of the dry film as determined by laboratory testing. Further, the Standard for the Uniform Scheduling of Drugs and Poisons (National Drugs and Poisons Schedule Committee July 2000) classifies paints having more than 0.25% lead as First Schedule Paint and prohibits their manufacture, supply or use.

The Australian Standard (AS 4361.2 – 1998) states that the dust generated from dry sanding or abrasive blast cleaning of paints with a lead concentration of 0.25% can have sufficient content to produce exposure levels that exceed those that define a 'lead task' in NOHSC 1012.

Therefore paints with a lead concentration greater than 0.25% (if they are to be removed) must be treated as a lead paint (i.e. subject to the regulations in NOHSC 1012).

#### **Lead Paint Management and Recommendations**

The following information uses Australian Standard (AS 4361.2 – 1998) as the primary reference. Lead paint and first schedule paints in residential and commercial premises may be managed in one of four ways:

- Leave undisturbed;
- Stabilised (i.e. over painting or encapsulation);
- Abated (i.e. removed); or
- A combination of the three management options may be required.

Should removal be chosen a high degree of skill, preparation and risk minimisation is required to avoid lead exposure, as dry sanding of lead levels as low as 0.25% can generate high lead dust. Therefore the Wet Scraping and Wet Sanding methods are amongst the safest methods available.

Strict adherence to the guidelines described in AS 4361.2 – 1998 will best ensure minimisation of risk. During this process personal protective equipment and waste containment equipment is essential and children, pregnant women and persons not directly engaged in the process should not be present. General workers may undertake this process providing they adhere strictly to the guidelines, however, a specialist lead paint removal contractor is recommended for extensive paint removal works.

Where remediation is required it is important to minimise ongoing maintenance costs by ensuring that the works are undertaken by a professional who is able to give a significant time guarantee of



the painted surfaces at the completion of the works. The following website lists contactors by postcodes that have been included based on their indicated skills and training in working safely with lead paint.

#### http://www.lead.org.au/paintersall.html.

These contractors should however be assessed by current performance prior to engagement.

#### **Lead Paint Removal and Containment**

- Avoid dry sanding or any actions which create dust;
- Place ground sheets around the work area ensuring all paint debris are contained. Remove accumulated debris frequently to prevent its spread into surrounding areas using a vacuum cleaner fitted with a HEPA filter:
- Minimise the spread of debris, dust and fumes by avoiding dust-generating activities during windy conditions. Seal all windows and heating/cooling system duct registers to prevent dust or fumes from contaminating adjacent areas. Use negative air pressure for interior work;
- Use personal respirators according to AS/NZS 1715;
- Use disposable clothing; and
- Wipe down all surfaces using a wet cloth and dispose of all clothing, equipment and plastic used during paint removal as Hazardous Waste.

#### **Responsibilities of Owners and Contractors**

According to AS 4361.2 – 1998 owners of residences or commercial buildings that may contain lead should:

- Manage the property in such a manner as to effectively control any health risk to occupants, contractors or others;
- Ensure occupants are sufficiently informed about and protected from the hazards associated with lead paint; and
- If management work is to be undertaken, inform immediate neighbours about the nature of the work.

#### Contractors should:

- Obtain appropriate accreditation to undertake the proposed level of remedial work involving lead paint and have the required level of specialized training; and
- Undertake the contracted work in such a way as to protect the health and safety of employees, tenants and the general public.



## Appendix B – Laboratory Results

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35/07/47	/ 25/07/17
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Tests no	t covered by NATA are den
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Lead in Paint Our Reference: Your Reference	UNITS	171924-1 10504-A	171924-2 10504-8	171924-3 10504-C	171924-4 1505-A	171924-5 1505-B
Type of sample	***************************************	Paint	Paint	Pant	Paint	Paint
Date prepared		24/07/2017	24/07/2017	24/07/2017	24/07/2017	24/07/2017
Date analysed		24/07/2017	24/07/2017	24/07/2017	24/07/2017	24/07/2017
Lead in paint	%w/w	0.3	0.4	0.4	6.3	0.08

Lead in Paint Our Reference: Your Reference	UNITS	171924-6 I505-C
Type of sample		Paint
Date prepared	¥ 1	24/07/2017
Date analysed		24/07/2017
Lead in paint	%w/w	1.3

Page 2 of 6
Revision No: R 00



7335471, Yarralumla Primary School Client Reference:

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Page 3 of 6 Revision No: R 00



QUALITY CONTROL Lead in Paint	UNITS	POL	METHOD	Blank:	Duplicate Sm#	Duplicate results  Base II Duplicate II %RPD	Spike Sm#	Spike % Recovery
Date prepared	5			24/07/2 017	171924-3	24/07/2017    24/07/2017	LCS-1	24/07/2017
Date analysed	18			24/07/2 017	171924-3	24/07/2017    24/07/2017	LCS-1	24/07/2017
Lead in paint	%w/w	0.05	Metals-004	<0.05	171924-3	0.4    0.3    RPD: 29	LCS-1	95%

Revision No: R 00

Page 4 of 6



#### Report Comments:

Acid Extractable Metals in Paint: Sample 5; paint is bonded to material, every effort has been made to scrape the paint off.

Asbestos ID was analysed by Approved Identifier: Not applicable for this job Asbestos ID was authorised by Approved Signatory: Not applicable for this job

INS: Insufficient sample for this test

NR: Test not required

<: Less than

PQL: Practical Quantitation Limit

RPD: Relative Percent Difference

>: Greater than

NT: Not tested

NA: Test not required

LCS: Laboratory Control Sample

Revision No: R 00

Page 5 of 6



#### **Quality Control Definitions**

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

**Duplicate**: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

#### Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided,	are not in a position to comment on the validity
of the analysis where recommended technical hold	ling times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

		Page 6 o
Revision No:	R 00	



## Apendix C - Photographs

SAMPLE NO	LOCATION DESCRIPTION	PAINT COLOUR	PHOTOGRAPH
10504 a,b,c	To radiator pipes and skirting boards	Cream	
10505 a,b,c	To door and window frames	White	

#### Ricza, Nicki

From:

Byrne, Evan

Sent:

Monday, 31 July 2017 7:11 AM

To:

Ebner, Joanne

Subject:

FW: 7335471 Yarralumla Primary Asbestos Report [SEC=UNCLASSIFIED]

Attachments:

7335471\_Yarralumla Primary\_MA\_20170728.pdf

Jo,

See attached material analysis for Yarralumla Primary School.

#### Evan Byrne

Project Officer

ACT PROPERTY GROUP | CHIEF MINISTER, TREASURY & ECONOMIC DEVELOPMENT DIRECTORATE | ACT

255 Canberra Avenue FYSHWICK ACT 2609 | M: 0411 183 771 | E:evan.byrne@act.gov.au

From:

ent: Friday, 28 July 2017 8:04 PM

To: Byrne, Evan < Evan. Byrne@act.gov.au>

Subject: 7335471 Yarralumla Primary Asbestos Report

Hi Evan,

Please see the attached report for the samples taken from the proposed work areas in the Gambarri Wing of Yarralumla Primary School.

Kind regards,



Email:

Web: www.robsonenviro.com.au ~ PO Box 112 Fyshwick ACT 2609

140 Gladstone St Fyshwick ACT 2609 Best Practice Certification for AS/NZS ISO 9001;2008 - Quality ~ ISO 14001:2004 - OHS ~ AS/NZS 4801:2001 -Environment

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Evan Byrne ACT Property Group PO Box 777 Fyshwick ACT 2609

28/07/2017

Dear Evan

Asbestos analysis of various materials in proposed work areas in the Gambarri Wing at Yarralumla Primary School, Loftus Street, Yarralumla, ACT 2600 – 20 July 2017

#### Site Work

ACT Asbestos Assessor of Robson Environmental sampled suspected asbestos containing materials (ACM) from the above locations. The analytical results are presented in Table 1 and photographs in Appendix A.

#### Material Assessment Restrictions and Caveats

Robson Environmental has taken care to ensure that this report includes the most accurate information available. This report does not constitute a full register of asbestos containing materials at the above premises as required by current legislation.

#### Laboratory methodology

The sampled material was double bagged and transported to Robson Environmental's National Association of Testing Authorities (NATA) accredited laboratory with a Chain of Custody (COC) form written by the assessor which was signed off on receipt by the laboratory. The received material was analysed for asbestos fibre content which is determined by Polarised Light Microscopy with dispersion staining techniques. Refer to Appendix B for the Certificate of Analysis.

The samples taken from suspected ACM are representative of the material sampled, individually identified, transported, analysed and reported in accordance with current legislation and Robson Environmental In-house Procedures 2 & 3.

All inspections, sampling, identification and reporting was undertaken in accordance with Robson Environmental's NATA, ISO9001, ISO14001 and AS4801 accreditations.

NATA

Accredited for compliance with ISO/IEC 17020







Table 1: Sample Analysis Results

Sample Number	Location description	Material	Туре	Risk Rating	Fibrous Content
10496	Large classroom - walls	Sheet	-	-	No Asbestos Detected
10497	Large classroom - ceiling	Sheet		-	No Asbestos Detected
10498	Small classroom - beneath carpet - black	Vinyl floor tile	-	-	No Asbestos Detected
10499	Music room - ceiling tiles	Sheet	-	-	No Asbestos Detected
10500	Music room - above ceiling tiles	Insulation	-	6	No Asbestos Detected
10501	Music room - beneath floor tiles, beneath carpet	Paper product	-	-	No Asbestos Detected
10502	Music room - beneath carpet - cream	Vinyl floor tile	-	-	No Asbestos Detected

Asbestos containing material

Presumed asbestos containing material

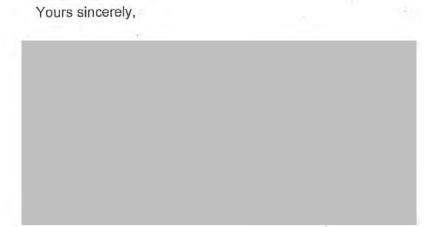
Non- asbestos containing material



#### Conclusion

The samples were found to be non asbestos and no further action is required.

Only specific materials sampled and analysed in the Robson NATA accredited laboratory can be completely defined as being ACM or Non-ACM. All remaining visually consistent materials in the same vicinity are presumed as being the same material. However this is not a definitive statement that these materials are ACM or Non ACM. Extensive sampling may be advised in properties where construction materials used have not been consistent throughout.





### APPENDIX A - PHOTOGRAPHS OF NON ACM

APPENDIX A – PHOTOGRAPHS OF NON ACM						
SAMPLE NO	LOCATION DESCRIPTION	MATERIAL	PHOTOGRAPH			
10496	Large classroom - walls	Sheet				
10497	Large classroom - ceiling	Sheet				
10498	Small classroom - beneath carpet - black	Vinyl floor tile				



SAMPLE NO	LOCATION DESCRIPTION	MATERIAL	PHOTOGRAPH
10499	Music room - ceiling tiles	Sheet	
10500	Music room - above ceiling tiles	Insulation	
10501	Music room - beneath floor tiles, beneath carpet	Paper product	



NO	LOCATION DESCRIPTION	MATERIAL	PHOTOGRAPH
10502	Music room - beneath carpet - cream	Vinyl floor tile	



### APPENDIX B - FIBRE IDENTIFICATION CERTIFICATE OF ANALYSIS



Report Number T43999 Date of Report			
A MC COURSE A WIRELINGTON .	24/07/2017 Samples Taken	by .	Page 1 of 2
Clery Details		Laboratory Details	
Nort ACT Property Group (Schools)		140 Gladstone Street Fys	hwick, Canberra 2009
name ACT Response Centre	Menager		
2107/2017	Telephone	02 6239 5656	
Lant Paissance Yarrahima Primary School	Fax	02 5239 5869	
mad	Email	haza al@robsonenven.co	u ad
est Specification(n) Employed, AS4964 (2004	I) & In-House Procedure No.2		
M Samples, of material are extension to quarters the parties	ethodology Su		to provide the same of
School Endergrands to not propositive for the accuracy contribut Galley and to the laboratory and given by two citer	of all this time of delivery. Unsure brack to	medigantee Sample receive(s) molarites Ritison Environmente	if carried the high responsions for the
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Sample No	Ref	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
10498		Large classroom - walls	5heq!	19	No Asbestos Delected*
10497		Largo classroom - celling	Sheet	10	No Aspestos Detected*
10498		Small classroom - beneath carper - black	Vinyl floor tile	10	No Asbestos Detected*
10499		Mosic rount - ceiling tiles	Sheet	ą,	Ña Asbestos Defectes*
10500		Music room - above desing tiles	Insulation	39	No Asbestos Detected*
10501		Music room - beheath floor tiles, beneath carpet	Paper product	29	No Asbestos Detected*
10502		Music room - beneally carpet-cream	Vinyl floor tile	19	No Asbesios Delected*

The results of the tests, estimations and/or measurements included in this document sto traceable to Australian instrumentational standards

Primary School-Fibre

Client ACT Property Group (Schools)

T-03999\_Yarra/umla Analysis\_20170724

Idanification

