



ASBESTOS SURVEY

February 2022

**Winslow Apartments
2 Ohiro Road
Aro Valley**

Unit Plan - 88141

Our Asbestos survey has determined that no Asbestos or Asbestos Containing Materials were identified during our inspection of this property.



Inspection Details	
Date of inspection:	11/2/2022
Inspector name:	Mark Donnelly
Job Reference:	2292696



Our Reference: 2292696
15/02/2022

The Body Corporate for
2 Ohiro Road
Aro Valley NZ

Dear Committee Members,

Thank you for using *Solutions in Engineering* for your Asbestos Survey. This survey has determined that Asbestos or Asbestos Containing Materials (ACMs) has not been identified during our inspection of the common areas of this property.

Attached is the report compiled by a competent safety inspector. The report contains;

An inspection Summary Including the date and details of the person conducting this inspection, the locations we inspected on site checking for evidence of Asbestos or Asbestos Containing Materials.

Safety Information Potential health risks to occupants of the building because of the presence of asbestos or ACM.

Scope of service: The purpose of this survey is to identify asbestos in premises. This identification is to prevent, or minimise exposure to asbestos or ACM for workers and other people on the premises. This process involves the following steps:

- Step One: Identify the presence and location of asbestos or ACM.
- Step Two: Where asbestos or ACM is identified then –
 - Indicate the presence and location of asbestos or ACM.
 - Prepare an Asbestos Management Plan.

This survey indicates the completion of Step One.

As no asbestos has been identified on site a copy of this survey should be made accessible for maintenance contractors and other occupiers to reference.

Solutions in Engineering can install a document compliance box for the storage of this survey and other compliance documents if the committee requires.

Our Safety Team are available to assist you with any queries you may have or any issues that require further clarification, please call us on 0800 136 036.

Yours Sincerely,

The Team at Solutions in Engineering

INSPECTION SUMMARY REPORT

Date of Assessment: 11/2/2022

Assessed by: Mark Donnelly

Reassess for risk regularly, particularly when;

- There is evidence that the risk assessment is no longer valid;
- A significant change is proposed in the work area (in place or in work practice);
- There is a change in the condition of the ACM;
- The ACM has been removed, enclosed or sealed.

Asbestos Hazard Assessment Summary Table


Photo	Inspection Year	Location	Asbestos Item and Description	Condition - Good - Fair - Poor	Work in adjacent areas What work is likely to be conducted in the adjacent areas?	Current Controls What controls are currently in place (including labelling)?	Risk Level	Control Measure - Elimination - Substitution - Engineering/Isolation - Administrative - Behaviour - PPE	Sample
Building elevation - cladding 	2022	External Inspection	No asbestos containing materials (ACM) identified.						




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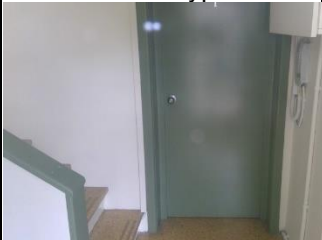

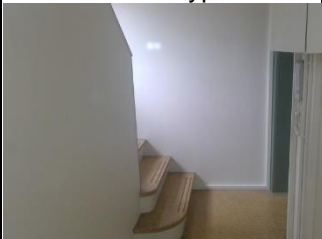

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<p>Interior surfaces and finishes - typical</p> 	2022	Internal Inspection	No asbestos containing materials (ACM) identified.						
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Report Limitations

It is not always possible to view all areas of the building as access is not physically possible and or access would involve the demolition or partial demolition, or work off ladders. As *Solutions in Engineering* inspectors perform all on-site inspections alone, they are unable to meet the legislative obligations for WHS with regard to these activities.

As a general guide, ACM if stable and inaccessible, should be left in situ until demolition, partial demolition or renovation. Where in situ asbestos materials are in a stable condition, but accessible, they should be controlled appropriately through encapsulation, sealing, enclosure or removal. However, ACM that is friable, poorly bonded or in an unstable condition, must be removed. Please note that if ACM is to be removed, removal must be done in accordance with the Safe Removal of Asbestos COP.

Where access was unavailable to the roof we have used the latest available aerial photos, coupled with information from the on-site inspection and additional information we have obtained regarding the materials used, in order to make the determinations within this report. If the roof has been changed since the date of the aerial photo then the recommendations regarding the presence of Asbestos Containing Material on the roof may not be applicable.

Access Limitations

- In some instances, ACM may be present in areas that cannot be accessed without implementing destructive sampling techniques. As such, it may not be possible to positively identify the presence of all ACM on the property. Where there is reason to suspect ACM in areas which cannot be inspected, we will presume it to be present and recommend that appropriate measures be taken.

Sampling

- Only laboratory analysis of samples of the particular material can conclusively identify the presence, type, and proportion of asbestos. Samples of paint, insulation material and other building materials are taken and subjected to tests by an independent testing agency.

Solutions in Engineering cannot conclusively assess the presence or absence of Asbestos and rely on the results of these independent tests (where conducted). *Solutions in Engineering* will forward to the recipient of the Asbestos Survey any report or findings of the independent testing agency, in the form provided by the independent testing agency, when they become available.

- If it is unreasonable to collect sample material, due to accessibility or potential to cause damage to the area, making the release of airborne asbestos fibres more likely, the law specifies that our inspector, as a competent person, can presume the presence of asbestos, or asbestos containing materials based on their observations and experience, and that their presumption requires the steps for asbestos safety compliance to be met by the person in control of that workplace.

Such areas that may require our inspector to make informed presumptions about the likelihood of the presence of asbestos or ACM include:

- wall cavities
- beneath floor coverings
- penetrations in solid wall cavities and concrete floor slabs
- pipework in wall cavities
- heater banks in air conditioning ductwork
- fire doors
- inaccessible service ducts/risers
- integral parts of machinery (e.g. lift brake pads, gaskets)
- window putty (in older buildings)

All services provided by *Solutions in Engineering* are supplied on the basis of 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsinengineering.com