



# Asbestos Containing Materials Register

Department of Education  
Tuart College

105 Banksia Street, TUART HILL, 6060

Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd

Date: 8 November 2023

Report Print Date:

7 March 2025

The Department of Finance acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders both past and present.



## Advice to Site Owners and Occupants

This register of Asbestos Containing Materials (ACM) provides important information to anyone involved in the daily management or operation of the site and to anyone carrying out work on the buildings and its services.

The following procedures should be adopted to maintain adequate records of such people:

- The ACM Register should be readily accessible at all times.
- All contractors should be directed to read and acknowledge the ACM Register.
- Contractors should not be permitted to commence work on site unless the ACM Register has been read and acknowledged.

Contractors should always proceed with caution when working on buildings constructed before 2004, when the use of asbestos was banned.



## Introduction

This site was inspected and an assessment made of the ACM identified at this premises. The assessment was commissioned by the Department of Finance on behalf of the occupant Agency.

The purpose of this assessment is to assist persons conducting business or undertakings at the premises, with their responsibility in the management of the presumed or confirmed ACM, assess its condition and associated risks and to implement a plan to reduce or remove the risk of exposure.

## General Scope of Work

The scope of ACM assessment requires the collection of physical data of all presumed or confirmed ACM on this site to:

- Meet the requirements for establishment and maintenance of an appropriate ACM register as required by the Work Health and Safety Regulations 2022 (WA), and
- Provide indicative quantitative data that can be considered for the management and control of ACM as a part of the development of a maintenance program.

## Methodology

The methodology used is based on a competent person's presumption, based on their qualification, experience and industry knowledge, that materials contain asbestos.

The assessment follows an elemental approach of describing a building and its services as used by quantity surveyors.

Details are collected in a consistent manner under the following categories as part of the inspection process:

- Site: the grounds where a facility is situated, and
- Buildings: at either the block or building levels (strata) of the building at that site

Assessments will generally involve the following steps:

- Review the current ACM Register to confirm and clarify location, description, quantities and ratings of identified ACM,
- Review the current ACM Register and other available documentation to identify any changes to ACM in existing buildings and services, and
- Record any new findings and make recommendations for the ongoing management of identified ACM.



## Asbestos Management Plan

This register of ACM is one component of a broad-ranging asbestos management plan that should also include the following information:

- details of any maintenance or service work on the ACM, including the company who performed the work;
- decisions about management options (i.e. to maintain the ACM or replace them with non-asbestos alternatives), including the reasons for these decisions;
- a timetable for action, including priorities and date(s) for reviewing the risk assessment(s) and specific circumstances and activities that may impact timings (i.e. plant shut-down periods);
- monitoring arrangements;
- the responsibilities of all persons involved and the sections of the plan they are responsible for;
- training arrangements for workers and contractors;
- safe work methods; and
- a procedure for reviewing and updating the management plan and the register of ACM, including a timetable.

The occupant Agency is responsible for developing and implementing an asbestos management plan that is clear and unambiguous.

It should set out the aims of the plan, what is going to be done, when it's going to be done and how it is going to be done.

There should be clear lines of responsibility, with each person involved in the Agency understanding their roles and responsibilities.

## Regulatory Framework

This ACM Register has been prepared in accordance with the requirements of the following legislation and Codes of Practice:

- Work Health and Safety Act 2020 (WA).
- Work Health and Safety Regulations 2022 (WA).
- Work Health and Safety Commission, How to manage and control asbestos in the workplace: Code of practice, Department of Mines, Industry Regulation and Safety (WA).
- Work Health and Safety Commission, How to safely remove asbestos: Code of practice, Department of Mines, Industry Regulation and Safety (WA).





## Risk Assessment

The ACM Register contains information of the description of the current condition of the ACM material and probability of the fibre-bond matrix becoming unstable, airborne and respirable.

The following matrix assists in interpreting the results of the risk assessment reported in this ACM Register.

CONDITION OF MATERIAL	GOOD	<b>Risk Rating 9</b> Sealed, coating in good condition and /or Unweathered and surface sound and well bound. Low Probability of Disturbance.	<b>Risk Rating 7</b> Sealed, coating good condition and /or Unweathered and surface sound and well bound. Medium Probability of Disturbance.	<b>Risk Rating 4</b> Sealed and coating good condition and /or Unweathered and surface sound and well bound. High Probability of Disturbance.
	FAIR	<b>Risk Rating 8</b> Unsealed or Coating deteriorated, Moderately weathered. Low Probability of Disturbance.	<b>Risk Rating 5</b> Unsealed or Coating deteriorated, Moderately weathered. Medium Probability of Disturbance.	<b>Risk Rating 2</b> Unsealed or Coating deteriorated, Moderately weathered. Friable. High Probability of Disturbance.
	POOR	<b>Risk Rating 6</b> Unsealed or coating damaged, Severely weathered. Low Probability of Disturbance.	<b>Risk Rating 3</b> Unsealed or coating damaged, Severely weathered; or Friable. Medium Probability of Disturbance.	<b>Risk Rating 1</b> Unsealed or coating damaged, Severely weathered; or Friable. High Probability of Disturbance.
		LOW	MEDIUM	HIGH
	PROBABILITY OF DISTURBANCE (During Normal Operational Use)			



## Control Measures and Actions

It is the responsibility of the persons conducting a business or undertaking at the premises to implement control measures in accordance with its Asbestos Management Plan.

The control measures and actions recommended in this document for identified and presumed ACM were determined from the risk assessment carried out during inspection and are in keeping with the following principles:

- If the ACM are friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by a licensed asbestos removalist as soon as practicable; or
- If the ACM are friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If removal is not immediately practicable, short-term control measures, such as sealing and enclosure, may be able to be used until removal is possible; or
- If the ACM are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls; or
- Any remaining ACM should be clearly labelled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk.

The Control Measures and Remediation Actions identified in this ACM Register are defined as follows:

### Control Measures

- Eliminate – remove the hazard completely from the workplace.
- Substitute – substitute or replace the hazard with a less hazardous work practice
- Isolate – as much as possible, the hazard from people.
- Isolate – as much as possible, the hazard from people.
- Engineering controls – adopt designs or modifications to minimise exposure.
- Administrative controls – adopt work methods or procedures to minimise exposure.

### Remediation Action

- Controlled Removal - Restrict access, manage and remove under fully controlled conditions.
- Localised Removal - Restrict access, manage and remove utilising appropriate control measures.
- Program - Planned removal, manage and re-inspect periodically.
- Enclose - Encapsulate or seal, manage and re-inspect periodically.
- Monitor - Re-inspect periodically and manage in accordance with Asbestos Management Plan.

## Refurbishment or Demolition

This report cannot be relied on for the provision of intrusive works for refurbishment or demolition. A further intrusive survey should be planned in advance of future developments to allow for contractor pricing.

## Limitations of this Register

Every effort has been made to identify asbestos materials so far as was reasonably practical to do so within the scope of the assessment. Assessment techniques used involve trained and experienced persons using a combined approach of visual examination, presumption of materials containing asbestos and, where requested, bulk sampling. This assessment will detail all areas accessed from floor level only, however it is possible that the ACM Register does not contain a record of all ACM in the property or area covered by the assessment due to various reasons:

- Restricted Access - such as inconvenience to others, immovable obstacles, confined spaces or where electrical equipment prevents access.
- Concealed - hidden or obscured by other items or cover finishes i.e. paint over boarding, or hidden as part of the structure to a building and not visible unless the structure is dismantled.
- Debris - previous asbestos removal projects may not be up to today's standard and therefore debris may be present and concealed within building voids, as well as exposed soils surrounding the building structures of the site.
- Non-representative sampling - Certain materials contain asbestos to varying degrees and some may be less densely contaminated that will affect the analysis of the product.
- Height Access - height restricted areas include ceiling voids and roofs where dedicated safe access is not provided or any area deemed inaccessible without the use of specialised access equipment.

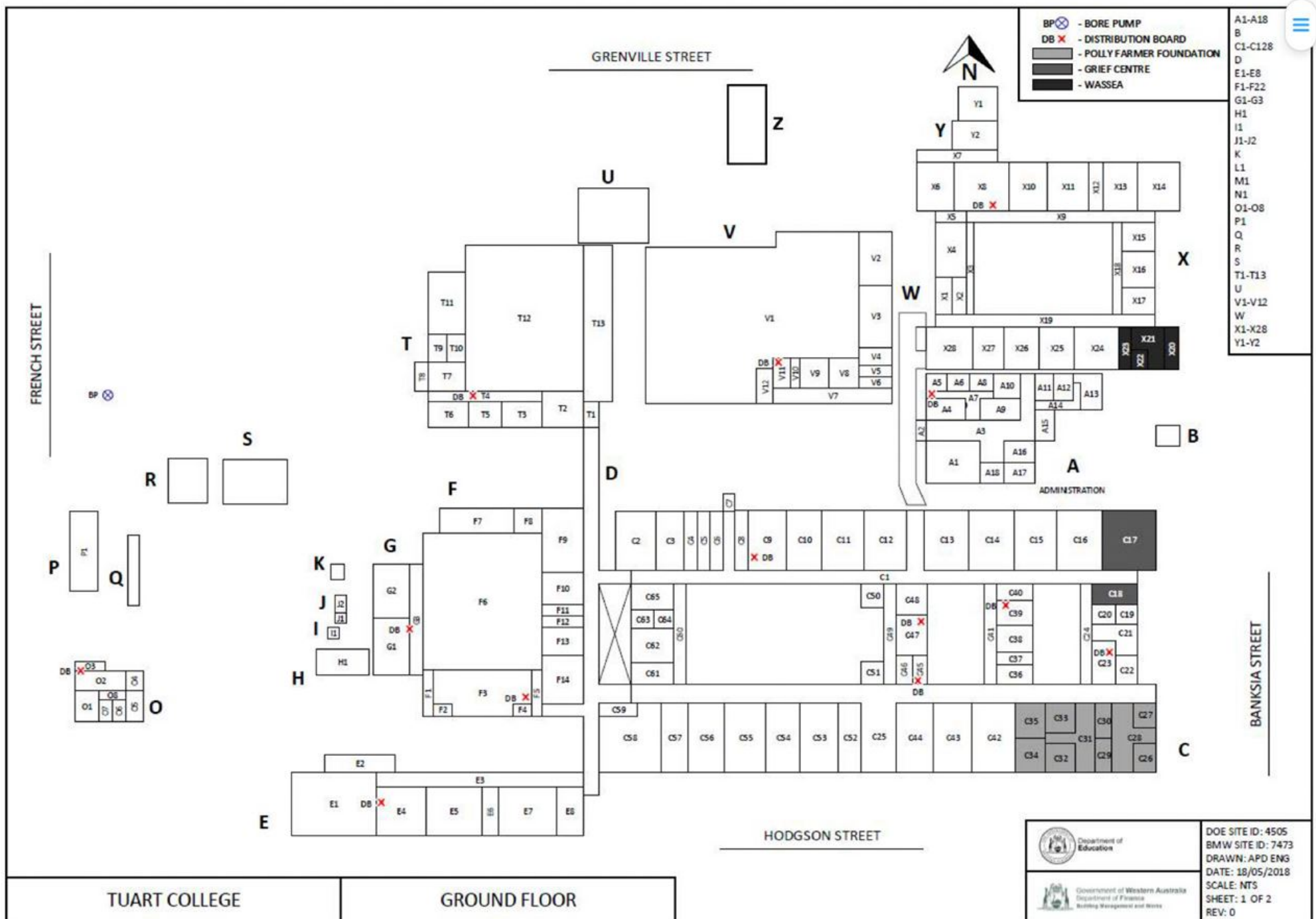
- Plant – all areas of plant including but not limited to air conditioning units, heaters, boilers, compressors and their connected electrics and service lines have not been inspected within.
- All measurements are approximate and should not be relied upon for subsequent remediation or removal actions.

In addition to the components and materials visually inspected, due to the number of inaccessible areas the following items may also contain asbestos and must presume to contain asbestos. These items include, but are not limited to:

- Underground water pipes
- Cable pits
- Underground fire service mains
- Underfloor areas and ducts
- Lift shafts
- Fire door cores
- Gas space heater and hot water system flues
- Electrical switchboards and equipment panels
- Plant and equipment heat shields









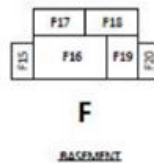
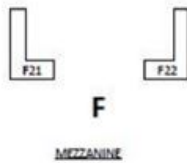
FRENCH STREET

GRENVILLE STREET



- BP - BORE PUMP
- DB - DISTRIBUTION BOARD
- POLLY FARMER FOUNDATION
- GRIEF CENTRE
- WASSEA

A1-A18  
B  
C1-C128  
D  
E1-E8  
F1-F22  
G1-G3  
H1  
I1  
J1-J2  
K  
L1  
M1  
N1  
O1-O8  
P1  
Q  
R  
S  
T1-T13  
U  
V1-V12  
W  
X1-X28  
Y1-Y2



BANKSIA STREET

HODGSON STREET

TUART COLLEGE

BASEMENT/ MEZZANINE/FIRST FLOOR



Government of Western Australia  
Department of Finance  
Building Management and Works

DOE SITE ID: 4505  
BMW SITE ID: 7473  
DRAWN: APD ENG  
DATE: 18/05/2018  
SCALE: NTS  
SHEET: 2 OF 2  
REV: 0



## Summary of High Risk Elements

Site/Block	Location	Element	Risk Rating
THERE ARE NO HIGH RISK ELEMENTS			





## Summary of Friable ACM Elements



Site/Block	Location	Product
THERE ARE NO FRIABLE ACM ELEMENTS		

## Blocks Not Accessible


Site/Block	Reason Excluded
ALL BLOCKS WERE ACCESSIBLE	

## Tuart College (3178)

Site: Tuart College							105 Banksia Street, TUART HILL, 6060						
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
SITE ACCESSIBLE?: Yes							REASON EXCLUDED:						
Review Date: 8 November 2024							Review Reason: A number of ACM elements require remediation to reduce the potential exposure.						
College established circa 1982.													
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
Between Block X and Block Y	External Cable Pits (electrical/communications)	Cabling pits		Presumed - asbestos present	Yes	No	1	Fair	Low	8		Substitute	Program
North of Block J	Landscaping and Improvements: Fibre cement debris concreted into light post footings	Debris and dust		Presumed - asbestos present	Yes	No	1 m2	Fair	Low	8		Administrative controls	Monitor
South of Block O	Landscaping and Improvements	Debris and dust		Presumed - asbestos present	Yes	No	1 m2	Poor	Low	6		Eliminate	Localised Removal
Southwest Corner of Block C	External Cable Pits (electrical/communications)	Cabling pits		Presumed - asbestos present	Yes	No	2	Fair	Medium	5		Substitute	Program

Southwest Corner of Block C	Fire Protection: Compressed gaskets to gas pipework	Gaskets - general		Presumed - asbestos present	Yes	No	1	Good	Low	9		Administrative controls	Monitor
Southwest of Block O - Letterbox	Landscaping and Improvements: Cement sheet within letterbox	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Fair	Low	8		Eliminate	Program





## Tuart College (3178)

Block: A - Administration							Building No: 4123					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: ACM pose a minor risk and are currently being managed as per relevant Code of Practice.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
A2 & A15 - Entry Canopies	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	30 m2	Good	Low	9		Administrative controls	Monitor	



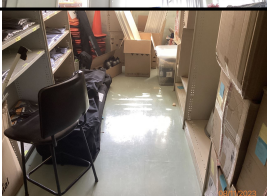


## Tuart College (3178)

Block: B - Shade Structure							Building No: 25042					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														



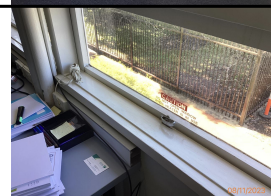

**Tuart College (3178)**

Block: C - General Teaching								Building No: 25043				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
**ACM roof replaced 1990s. Potential residual hazard.** Site refer to this as "A Block"														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
C - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	1000 lm	Fair	Medium	5		Engineering controls	Enclose	
C1 & C25 - Walkways	Fitments: Infills to soffit	Cement sheet		Presumed - asbestos present	Yes	No	50	Fair	Low	8		Administrative controls	Monitor	
C1 & C25 - Walkways	Windows (infill panels, internal/external): Infill panels	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Good	Low	9		Administrative controls	Monitor	
C1 & C25 - Walkways, Above Entrance Doors	Fitments: Painted infill panels	Cement sheet		Presumed - asbestos present	Yes	No	12 m2	Fair	Low	8		Administrative controls	Monitor	


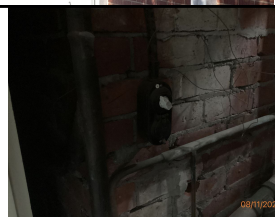


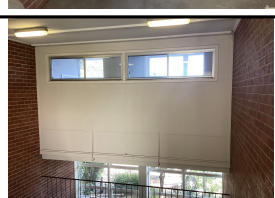


C17 - Grief Centre	Windows (infill panels, internal/external): Lower infills	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor
C20, C21 & C23 - North & South Elevations	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor
C47 - Store Room	Ceiling Finishes	Sprayed insulation - acoustic wall and ceiling		Presumed - asbestos present	Yes	No	60 m2	Fair	Medium	5		Eliminate	Program
C47 - Store Room	Floor Finishes	Floor vinyl sheets		Presumed - asbestos present	Yes	No	20 m2	Fair	Low	8		Administrative controls	Monitor
C48 - Toilets	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Good	Low	9		Administrative controls	Monitor
Lift	Fire Door: Lift manufacture d 2005	**Non-ACM Product**		No Asbestos found	No	No							




# Tuart College (3178)

Block: C - General Teaching							Building No: 25043				Strata Level: 1st Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:						
Review Date: 8 November 2025							Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
**ACM roof replaced 1990s. Potential residual hazard.** Site refer to this as "A Block"													
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
C - All Elevations	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	1000 m2	Fair	Low	8		Administrative controls	Monitor
C - All Elevations	Windows (infill panels, internal/external): Overclad with timber	Cement sheet		Presumed - asbestos present	Yes	No	150 m2	Fair	Low	8		Administrative controls	Monitor
C - All Elevations	Windows (infill panels, internal/external)	Caulking/put ties		Presumed - asbestos present	Yes	No	1000 lm	Fair	Medium	5		Engineering controls	Enclose
C - East Elevation	Louvred Sun Shades	Cement sheet	Showing signs of deterioration	Presumed - asbestos present	Yes	No	30	Fair	Low	8		Substitute	Program

C - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	3000 m2	Poor	Low	6		Isolate	Monitor
C - Throughout	Floor Finishes	Floor vinyl tiles		Presumed - asbestos present	Yes	No	1000 m2	Fair	Low	8		Administrative controls	Monitor
C100, C128 - Stores	Floor Finishes	Floor vinyl tiles		Presumed - asbestos present	Yes	No	100 m2	Fair	Low	8		Administrative controls	Monitor
C109 - SSWA Office Lobby	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	16 m2	Good	Low	9		Administrative controls	Monitor
C112 (Room A115) - Adjacent Entry Door	Fitments: Infill panel	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Fair	Medium	5		Substitute	Program
C117 - C122 & C124 - C128, East Elevation	Windows (infill panels, internal/external): Painted	Cement sheet		Presumed - asbestos present	Yes	No	30 m2	Fair	Low	8		Administrative controls	Monitor



C122 - Male Toilets	Windows (infill panels, internal/external): Infill panel around fan	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Good	Low	9		Administrative controls	Monitor
C122 & C117 - Duct	Light and Power (switchboard mounting boards): Sealant around lighting	Caulking compounds, sealant and adhesives		Presumed - asbestos present	Yes	No	2	Fair	Low	8		Isolate	Monitor
C45, C48, C117 & C122 - Duct	Light and Power (switchboard mounting boards): Sealant	Caulking compounds, sealant and adhesives		Presumed - asbestos present	Yes	No	4	Fair	Low	8		Isolate	Monitor
C47, C62, C63, C64, C65, C109 & C124	Ceiling Finishes: Vermiculite spray applied to concrete ceilings	Sprayed insulation - acoustic wall and ceiling		Presumed - asbestos present	Yes	No	500 m2	Fair	Medium	5		Eliminate	Program
C66 - NMER School Psychology Services Office, Adjacent Stairwell B	External Walls: Painted	Cement sheet		Presumed - asbestos present	Yes	No	2 m2	Good	Low	9		Administrative controls	Monitor
C66 & C89 - Walkways, West Stairwells	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	20 m2	Fair	Low	8		Administrative controls	Monitor

C67 - NMER School Psychology Services Office, adjacent A116 entrance door	Fitments: Infill behind modern gas heating unit	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Fair	Low	8		Substitute	Program
C68 - NMER School Psychology Services Offices, entry area, A116	Internal Walls: Painted	Cement sheet		Presumed - asbestos present	Yes	No	20 m2	Fair	Low	8		Administrative controls	Monitor
C8, C12, C65, C78, C87, C99 & C100 - Beneath Sink Unit	Plumbing Fixtures (sound dampening membrane)	Sound dampening membrane		Presumed - asbestos present	Yes	No	7	Fair	Low	8		Administrative controls	Monitor
C83 - Preparation Area	Internal Walls: Painted	Cement sheet		Presumed - asbestos present	Yes	No	40 m2	Fair	Low	8		Administrative controls	Monitor
C86 & C88 - Between Walkway	External Walls: Boxings	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Fair	Medium	5		Administrative controls	Monitor
C88, C89, C113, C116 & C123	Roof Eaves and Soffit Linings: Painted	Cement sheet	Some water damage	Presumed - asbestos present	Yes	No	1000 m2	Fair	Low	8		Administrative controls	Monitor
C94, C99 & C100	Fitments: Vinyl sheet with bitumen backing to all cupboards & drawers	Floor vinyl sheets		Presumed - asbestos present	Yes	No	60 m2	Fair	Low	8		Eliminate	Program




C99 - Room A105	Floor Finishes: Composite material to skirting	Floor vinyl tiles		Presumed - asbestos present	Yes	No	100 lm	Fair	Medium	5		Engineering controls	Enclose
C99 - Room A105	Floor Finishes	Floor vinyl sheets		Presumed - asbestos present	Yes	No	50 m2	Fair	Low	8		Administrative controls	Monitor
Lift	Fire Door: Lift manufactured 2005	**Non-ACM Product**		No Asbestos found	No	No							





## Tuart College (3178)





Block: D - Covered Walkways								Building No: 25051				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
D - All Elevations	External Walls: Cladding to entirety of structure	Cement sheet		Presumed - asbestos present	Yes	No	70 m2	Good	Medium	7		Administrative controls	Monitor	
D - All Elevations	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Fair	Medium	5		Administrative controls	Monitor	




# Tuart College (3178)



Block: E - Science							Building No: 4117				Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:						
Review Date: 8 November 2025							Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
**ACM roof replaced 1990s. Potential residual hazard.** Site refers to this as “D Block”.													
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
E - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	100 lm	Fair	Medium	5		Engineering controls	Enclose
E - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	1000 m2	Poor	Low	6		Isolate	Monitor
E - South Elevation	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	45 m2	Good	Low	9		Administrative controls	Monitor
E - South Elevation	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	60 m2	Fair	Low	8		Administrative controls	Monitor

E1 & E4 - North Elevation	Windows (infill panels, internal/external): Lower infills	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor
E3 - Walkway	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	175 m2	Good	Low	9		Administrative controls	Monitor

## Tuart College (3178)



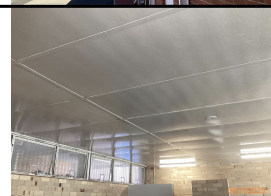

Block: F - Sports Hall Gymnasium								Building No: 4122				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
**ACM roof replaced 1990s. Potential residual hazard.** Site refers to this as “E Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
F - All Elevations	Roof Eaves and Soffit Linings	Cement sheet	Some damaged and or loose panels	Presumed - asbestos present	Yes	No	30 m2	Fair	Low	8		Administrative controls	Monitor	
F - All Elevations	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	40 m2	Fair	Low	8		Administrative controls	Monitor	
F - All Elevations	Windows (infill panels, internal/external)	Caulking/put ties		Presumed - asbestos present	Yes	No	50 lm	Fair	Medium	5		Engineering controls	Enclose	
F - All Elevations	Windows (infill panels, internal/external): Upper infills	Cement sheet		Presumed - asbestos present	Yes	No	70 m2	Fair	Low	8		Administrative controls	Monitor	

F - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	830 m2	Poor	Low	6		Isolate	Monitor
F10 - Male Change Rooms	Fitments: Toilet partitions	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Good	Medium	7		Administrative controls	Monitor
F13 & F10 - Changerooms	Fitments: Infill, wall partition	Cement sheet		Presumed - asbestos present	Yes	No	4 m2	Good	Medium	7		Administrative controls	Monitor
F13 & F10 - Changerooms	Internal Walls: Infills around doors	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Good	Low	9		Administrative controls	Monitor
F3 - Gymnasium Stage	Roof Fascias: Infill above stage, and east side of mezzanine level	Cement sheet		Presumed - asbestos present	Yes	No	60 m2	Fair	Low	8		Administrative controls	Monitor
F6 & F9	Windows (infill panels, internal/external): Infill above doors	Cement sheet		Presumed - asbestos present	Yes	No	10 lm	Fair	Medium	5		Substitute	Program

F8 - Store Room, Beneath Sink Unit	Plumbing Fixtures (sound dampening membrane)	Sound dampening membrane		Presumed - asbestos present	Yes	No	1	Fair	Low	8		Administrative controls	Monitor
F8 & F4	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	3	Fair	Low	8		Administrative controls	Monitor



## Tuart College (3178)

Block: G - Amenities/Toilet/Showers								Building No: 25052				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Pool and shower block leased to Servite College														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
G - East & West Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	40 lm	Fair	Low	8		Administrative controls	Monitor	
G - West Elevation	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	30 m2	Good	Low	9		Administrative controls	Monitor	
G1 & G2	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Fair	Medium	5		Administrative controls	Monitor	
G3 - Walkway/Store	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	40 m2	Fair	Low	8		Administrative controls	Monitor	

## Tuart College (3178)

Block: H - Sheds							Building No: 25053					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

## Tuart College (3178)

Block: I - Store							Building No: 25054					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														




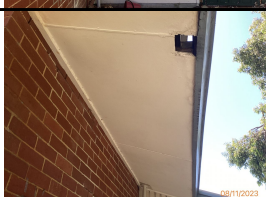
## Tuart College (3178)

Block: J - Store							Building No: 25055					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														



## Tuart College (3178)

Block: K - Shade Structure							Building No: 25056					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														




**Tuart College (3178)**

Block: O - Accommodation/Dormitories								Building No: 4115				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
O - All Elevations	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	45 m2	Good	Low	9		Administrative controls	Monitor	
O - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	50 lm	Fair	Medium	5		Administrative controls	Monitor	
O - South Elevation	External Walls: Infill wall behind hot water system	Cement sheet		Presumed - asbestos present	Yes	No	6 m2	Fair	Low	8		Administrative controls	Monitor	
O - South Elevation	Roof Eaves and Soffit Linings: Canopy to rear porch	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor	



O3 - Porch	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	15 m2	Good	Low	9		Administrative controls	Monitor
O3 - Porch, Within Switchboard Boxing	Light and Power (switchboard mounting boards)	Electrical switchboards (inc. Pitch-based)		Presumed - asbestos present	Yes	No	1	Good	Low	9		Administrative controls	Monitor

# Tuart College (3178)

Block: P - Gardener's shed								Building No: 23198				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
P - East & West Elevations	Roof Eaves and Soffit Linings	Cement sheet	Some damage, building subject to periodic vandalism	Presumed - asbestos present	Yes	No	15 m2	Fair	Medium	5		Substitute	Program	
P - Northern-Most Room	Fitments: Loose panels			Asbestos removed	No	No								
P - Southern-Most Room	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	30 lm	Fair	Low	8		Administrative controls	Monitor	
P - Throughout	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	100 m2	Fair	Low	8		Administrative controls	Monitor	

## Tuart College (3178)

Block: Q - Shade Structure							Building No: 25047					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														



## Tuart College (3178)

Block: R - Shade Structure							Building No: 25048					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

## Tuart College (3178)

Block: S - Shade Structure							Building No: 25057					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

## Tuart College (3178)





Block: T - Cafeteria							Building No: 4113				Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:						
Review Date: 8 November 2026							Review Reason: ACM pose a minor risk and are currently being managed as per relevant Code of Practice.						
Site refers to this as “F Block”.													
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
T - North Elevation	Roof Fascias: Infills to gable	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Fair	Low	8		Administrative controls	Monitor
T - Southeast Corner, Adjacent Entry	Columns	Moulded products		Presumed - asbestos present	Yes	No	1	Fair	Low	8		Substitute	Program





## Tuart College (3178)

Block: U - Shade Structure							Building No: 25058					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

# Tuart College (3178)



Block: V - Library								Building No: 4111				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2024								Review Reason: A number of ACM elements require remediation to reduce the potential exposure.						
**ACM roof replaced 1990s. Potential residual hazard.** Site refers to this as “C Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
V - All Elevations	Roof Eaves and Soffit Linings	Cement sheet	Several panels in poor condition and element extensively iron stained, water damaged	Presumed - asbestos present	Yes	No	100 m2	Poor	Low	6		Substitute	Program	
V - All Elevations, High & Low Level	Windows (infill panels, internal/external): Window putty	Mastics		Tested - asbestos present (18-03057-1; ARL; 28/02/2018)	Yes	No	40 lm	Fair	Low	8		Administrative controls	Monitor	
V - East, South & West Elevations	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	125 m2	Fair	Low	8		Administrative controls	Monitor	
V - North Elevation	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Fair	Low	8		Administrative controls	Monitor	

V - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	405 m2	Poor	Low	6		Isolate	Monitor
V1 - Open Plan Office, Skylights	Windows (infill panels, internal/external): Painted	Cement sheet		Presumed - asbestos present	Yes	No	150 m2	Fair	Low	8		Administrative controls	Monitor
V7 - Awning	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	100 m2	Fair	Low	8		Administrative controls	Monitor

## Tuart College (3178)

Block: W - Covered Walkways							Building No: 25049					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

## Tuart College (3178)

Block: X - General Teaching								Building No: 4118				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
**ACM roof replaced 1990s. Potential residual hazard.** Site refers to this as “B Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
X - All Elevations	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	150 m2	Good	Low	9		Administrative controls	Monitor	
X - All Elevations	Windows (infill panels, internal/external)	Caulking/put ties		Presumed - asbestos present	Yes	No	200 lm	Fair	Medium	5		Administrative controls	Monitor	
X - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	1660 m2	Poor	Low	6		Isolate	Monitor	

## Tuart College (3178)

Block: Y - Bike Shed							Building No: 25050					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														



## Tuart College (3178)

Block: Z - Fire Water Pump Room and Fire Water Tanks								Building No: 33775					Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:							
Review Date: 8 November 2026								Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action		
NO ACM FOUND AT THE TIME OF LAST INSPECTION															