

Our Reference: S11533-L01

17 December 2020

Strata Plan SP 34151

Attention: Mr Edward Keller

Dear Mr Keller,

re: FIRE DOOR ASBESTOS SURVEY

Introduction

The following report provides the results of the investigation into the asbestos status of the fire doors within Pacific Harbour located at 42-44 Victoria Parade, Manly NSW 2095. The fire door survey was undertaken by Andrzej Czwakiel of Hibbs & Associates Pty Ltd (Hibbs) on Monday 14 December 2020.

Strata Plan SP 34151 have requested that Hibbs inspect the fire doors within Pacific Harbour, to record details of the compliance plate if present, and to determine the asbestos status of the cores. The following doors were sampled for asbestos (Please refer to Hibbs Report S11533-BSA01 in Appendix B for the asbestos sample analysis results):

- Fire stair doors: Ground (South) and Level 2 (North)
- Paired electrical cupboard doors: Level 3 (both doors)
- Unit doors: Units 4, 6 and 19

These doors are considered representative of all the fire doors throughout the building.

Methodology

Each fire door was visually inspected to record details of the compliance plate if present. Samples were collected with hand tools and placed directly into a labelled sample bag. Photographs of each door that was examined are presented in Appendix A

The Hibbs in-house NATA¹ accredited laboratory analysed the samples for the presence of asbestos by stereo microscopy and polarised light microscopy with dispersion staining. The analysis was conducted in accordance with Hibbs Test Method No. 2 and Australian Standard 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.

¹ National Association of Testing Authorities, Australia

Results

Table 1: Fire Door Survey Results

Sample No.	Sample Location	Sample Description	Analysis Result
S11533-BSA01/01	Level 1 (ground floor), unit 4, front door Refer Photographs 1, 2 & 3 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/05	Level 1 (ground floor), electrical switchboard, double doors Refer Photograph 4 in Appendix A	Fire door core insulation material	No asbestos detected
S11533-BSA01/06	Level 1 (ground floor), south fire stair door Refer Photographs 05, 06 & 07 in Appendix A	Fire door core insulation material	No asbestos detected
S11533-BSA01/02	Level 2 (first floor), unit 6, front door Refer Photographs 08 & 09 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/04	Level 2 (first floor), electrical switchboard, double doors Refer Photographs 10, 11 & 12 in Appendix A	Fire door core insulation material	No asbestos detected
S11533-BSA01/05	Level 2 (first floor), north fire stair door Refer Photographs 13, 14 & 15 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/02	Level 3 (second floor), unit 9, front door Refer Photographs 16, 17 & 18 in Appendix A	Fire door core insulation material	No asbestos detected
S11533-BSA01/04	Level 3 (second floor), electrical switchboard, double doors Refer Photographs 19 & 20 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/05	Level 3 (second floor), north and south fire stair doors	Fire door core insulation material	No asbestos detected

Sample No.	Sample Location	Sample Description	Analysis Result
	Refer Photographs 21 & 22 in Appendix A		
Similar to S11533-BSA01/04	Level 4 (third floor), electrical switchboard, double doors Refer Photographs 23, 24, 25 & 26 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/05	Level 4 (third floor), north and south fire stair doors Refer Photographs 27 & 28 in Appendix A	Fire door core insulation material	No asbestos detected
S11533-BSA01/03	Level 5 (fourth floor), unit 19, front door Refer Photographs 29, 30 & 31 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/04	Level 5 (fourth floor), electrical switchboard, double doors Refer Photographs 32 & 33 in Appendix A	Fire door core insulation material	No asbestos detected
Similar to S11533-BSA01/05	Level 5 (fourth floor), north and south fire stair doors Refer Photographs 34 & 35 in Appendix A	Fire door core insulation material	No asbestos detected

Conclusion

No asbestos was identified in the fire doors of Pacific Harbour located at 42-44 Victoria Parade, Manly NSW 2095.

Should you have any queries regarding this report, please do not hesitate to contact me on (02) 9746 3244.

Yours sincerely,
HIBBS & ASSOCIATES PTY LTD



Andrzej Czwakiel
Senior Hazardous Materials Consultant

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Appendix A Photographs

Photographs 01, 02 & 03



The green arrow points to unit 4 front fire door on level 1 (ground floor) that does not contain asbestos. The yellow arrow points to the non-asbestos core visible at the top of the door. The orange arrow points to the compliance plate.

Photograph 04



The green arrow points to the electrical switchboard fire door on level 1 (ground floor) that does not contain asbestos. This door was locked at the time of survey inspection.

Photographs 05, 06 & 07



The green arrows point to the north and south fire stair doors on level 1 (ground floor) that do not contain asbestos. The yellow arrow points to the non-asbestos core visible at the top of the door. The orange arrow points to the compliance plate.

Photographs 08 & 09



The green arrow points to unit 6 front fire door on level 2 (first floor) that does not contain asbestos. The orange arrow points to the compliance plate.

Photographs 10, 11 & 12



The green arrow points to the electrical switchboard fire door on level 2 (first floor) that does not contain asbestos. The yellow arrow points to the non-asbestos core visible at the top of the door. The orange arrow points to the compliance plate.

Photographs 13, 14 & 15



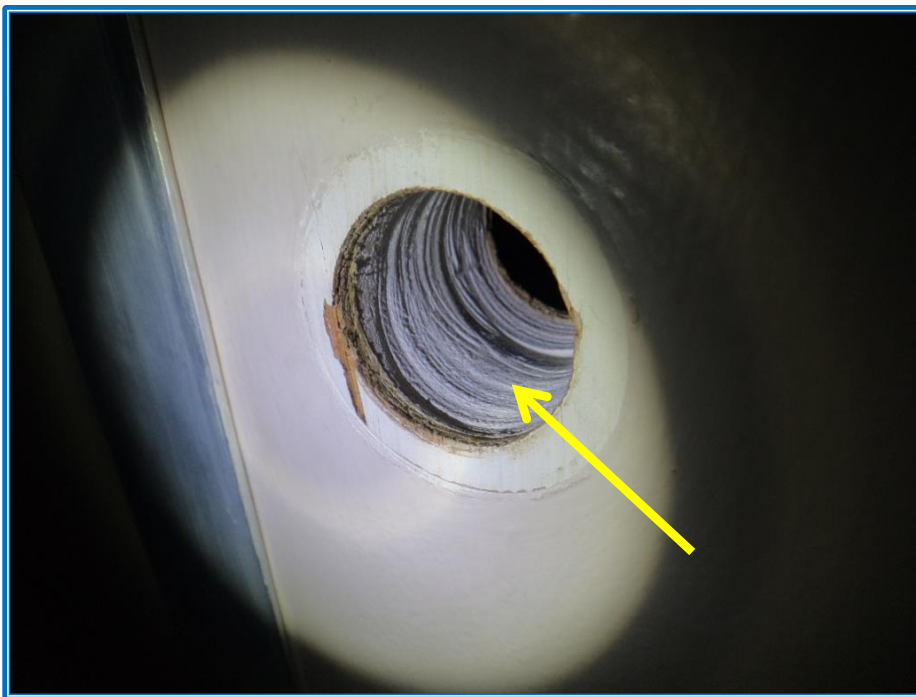
The green arrows point to the north and south fire stair doors on level 2 (first floor) that do not contain asbestos. The yellow arrow points to the non-asbestos core visible at the top of the door. The orange arrow points to the compliance plate.

Photographs 16, 17 & 18



The green arrow points to unit 9 front fire door on level 3 (second floor) that does not contain asbestos. The yellow arrow points to the timber core at the top of the door. Minimal damage was done to the timber core to maintain the integrity of the finish. The orange arrow points to the compliance plate.

Photographs 19 & 20



The green arrow points to the electrical switchboard fire door on level 3 (second floor) that does not contain asbestos. The yellow arrow points to the non-asbestos core visible through the doorknob's hole. This door was locked at the time of survey inspection.

Photographs 21 & 22



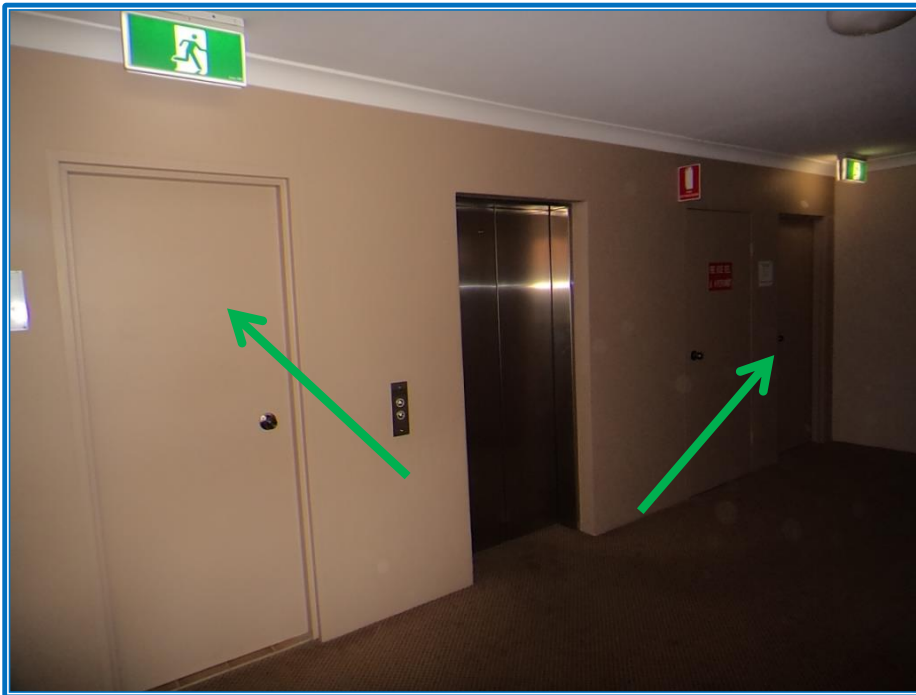
The green arrows point to the north and south fire stair doors on level 3 (second floor) that do not contain asbestos. The orange arrow points to the compliance plate.

Photographs 23, 24, 25 & 26



The green arrow points to the electrical switchboard fire door on level 4 (third floor) that does not contain asbestos. The yellow arrows point to the timber core at the top of the door. Minimal damage was done to the timber core to maintain the integrity of the finish. The orange arrow points to the compliance plate.

Photographs 27 & 28



The green arrows point to the north and south fire stair doors on level 4 (third floor) that do not contain asbestos. The orange arrow points to the compliance plate.

Photographs 29, 30 & 31



The green arrow points to unit 19 front fire door on level 5 (fourth floor) that does not contain asbestos. The yellow arrow points to the non-asbestos core visible at the top of the door. The orange arrow points to the compliance plate.

Photographs 32 & 33



The green arrow points to the electrical switchboard fire door on level 5 (fourth floor) that does not contain asbestos. The orange arrow points to the compliance plate.

Photographs 34 & 35



The green arrows point to the north and south fire stair doors on level 5 (fourth floor) that do not contain asbestos. The orange arrow points to the compliance plate.



Appendix B Laboratory Certificate of Analysis - Asbestos

This appendix has a separate page numbering system

Our Reference: S11533-BSA01

18 December 2020

Strata Plan SP 34151
Pacific Harbour
42-44 Victoria Parade
Manly NSW 2095



Attention: Mr Edward Keller

CERTIFICATE OF ANALYSIS - BULK SAMPLE REPORT

Samples collected by: Andrzej Czwakiel of Hibbs

Sample date: 14/12/2020

Analysis date: 15/12/2020

The samples were examined for the presence of asbestos by stereo microscopy and polarised light microscopy with dispersion staining. The analysis was conducted in accordance with Hibbs Test Method No. 2 and Australian Standard 4964-2004 Method for the qualitative identification of asbestos in bulk samples.

Results are contained in the following Table.

Sample No.	Sample Details	Analysis Result
S11533-BSA01/01	Description: Fire door core insulation material Approx. sample weight: < 1 g	No asbestos detected Organic fibres detected Synthetic mineral fibres detected
S11533-BSA01/02	Description: Fire door core insulation material Approx. sample weight: < 1 g	No asbestos detected Organic fibres detected Synthetic mineral fibres detected
S11533-BSA01/03	Description: Fire door core insulation material Approx. sample weight: < 1 g	No asbestos detected Organic fibres detected
S11533-BSA01/04	Description: Fire door core insulation material Approx. sample weight: <1 g	No asbestos detected Organic fibres detected Synthetic mineral fibres detected

Sample No.	Sample Details	Analysis Result
S11533-BSA01/05	Description: Fire door core insulation material Approx. sample weight: <1 g	No asbestos detected Organic fibres detected Synthetic mineral fibres detected
S11533-BSA01/06	Description: Fire door core insulation material Approx. sample weight: <1 g	No asbestos detected Organic fibres detected Synthetic mineral fibres detected

Sampling not covered by scope of accreditation

KEY: 'no asbestos detected' or 'no asbestos detected by trace analysis'- no asbestos detected at the Reporting Limit of 0.1 g/kg.

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Reported by:



Sanjita Basnet
Authorised Identifier & Signatory

