

1 EXECUTIVE SUMMARY

The property known as St Saviour's College and Boarding School, and situated on Neil Street, Toowoomba; is considered to generally be in a normal condition internally and a normal condition externally. The age, type, construction and past usage of the property are considered factors in its present condition. Although there has been major maintenance or upgrade works conducted on the property, it is considered that its current condition is consistent with normal usage. Compared with similar properties of age, type and construction this property would compare favourably with such properties.

1.1 Specific Issues

A full listing of identified asbestos items are contained within this report. However, the following items are of importance in their own right and may have an impact on building usage decisions.

- There are no significant issues.

1.2 Level of Asbestos

The identified level of ACP (Asbestos Containing Product), ie: Asbestos cement sheeting, within the complex is not significant and poses little risk, however care should be exercised when carrying out renovation or maintenance not to break, cut or sand this product.

No ACM (Asbestos Containing Materials) has been identified during this audit.

1.3 Type of Asbestos

The general type of asbestos identified within the complex is tightly bonded ACP.

1.4 Immediate works required

The following is a listing of any immediate works that are required in relation to asbestos removal. This would indicate that there is loose asbestos containing material that in the opinion of the inspecting officer is in a poor condition and requires removal or other plans implemented. It should also be considered that the implementation of a "Building Management Plan" may be preferable to removal in the immediate future.

The number of "immediate" classified asbestos samples taken was NIL.

If there is no immediate works listed, then in the opinion of the inspecting officer there is no asbestos material considered to be in a poor condition.