



## ASBESTOS REPORTING

NEW SOUTH WALES  
(A Division Of N.R. Wallace Contracting Pty Ltd)

### SPECIAL PURPOSE PROPERTY INSPECTION CLEARANCE CERTIFICATE - PART A

**CLIENT:** M G A Contracting Pty. Ltd.

**PROPERTY:** 70 Hazard Street Asbestoville NSW.

**DATE OF INSPECTION:** 4 January 2016.

**PURPOSE:** To inspect and report on removal of asbestos waste in accordance with AS 2601-2001 Demolition of Structures, the W H & S Regulations 2011, and the Code of Practice for the Safe Removal of Asbestos.

#### 1.0 GENERAL/SCOPE

- 1.1 This clearance certificate should be read in conjunction with my audit and report reference number 1448, dated 7 May 2015 which identified the presence of asbestos containing materials (ACM).
- 1.2 At the time of the inspection non friable ACM had been removed from the external and internal areas of the main dwelling, garage, outbuildings and shed to a residential property (work site).
- 1.3 At the time of the inspection non friable asbestos cement waste had been removed from the work site. The buildings will be totally demolished and the property redeveloped.
- 1.4 There was no evidence of friable asbestos on the site.
- 1.5 There was no evidence of PCB's on the site.
- 1.6 There was no evidence of materials buried on the site.
- 1.7 **The work site is clear of loose asbestos. Further works are able to proceed.**

## **2.0 CONSUMER COMPLAINTS PROCEDURE**

In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

## **3.0 DETAILS OF THE INSPECTOR**

A S 2601-2001 states in section 1.6.1 that a competent person shall determine the presence of hazardous materials or substances, it also defines a competent person in section 1.3.3 as being a person who has acquired through training, qualification, experience or a combination of these, the knowledge and skills enabling that person to perform the task required by a recognised standard.

I am a building consultant and my qualifications are briefly set out in my curriculum vitae, which is attached as schedule 1 (one page) of this report.

**Neil Wallace**  
**4 January 2016**

**PERSONAL DETAILS**  
**NEIL WALLACE**

**Qualifications:**

- Trade Certificate in Carpentry and Joinery.
- Trade Certificate in Roof Plumbing.
- Post Trade Certificate in Building Foreman Clerk of Works (Honours).
- Post Trade Certificate in Building (Building Certificate).
- Graduate Diploma in the Masters of Project Management (UTS).
- Continuing Professional Development (CDP) through membership in industry associations, attending seminars, and updating data, Standards and Codes, and building processes.
- Licensed Builder, No. 36933.
- Accredited Certifier Course, BSAP & DIPNR (UTS).
- Non-friable Asbestos Inspection, Audits and Removal.
- Asbestos Assessing, Identification and Reporting.

**Work experience:**

- Employed in the building industry since 1968
- Experience gained in domestic, commercial, industrial and high rise construction. Notable projects include Gavin and Shallala housing estates, Campbelltown and Liverpool, sub-contract Carpenter. Unit developments in Sutherland Shire, Building Foremen/Project Manager. High Court Building and National gallery in Canberra, sub-contract protective coatings, waterproofing and joint sealants. Restoration of buildings. Darling Harbour, sub-contract protective coatings, waterproofing and joint sealants.
- Former part time lecturer in Building Foreman Clerk of Works Post Trade Course at St. George College and Randwick College of TAFE (1985-1989)
- Former Area Manager with the Builders Licensing Board (BLB) and Building Services Corporation (BSC) (1985-1989)
- Expert witness in accordance with the Code of Conduct, for BLB and BSC, (1985-1989), Solicitors and Law firms, and Consumer Trader and Tenancy Tribunal.
- Project Manager/Consultant on 38 medium density redevelopment building sites in the Sydney Metropolitan area carried out under the Federal Government Stimulus Program for Affordable and Adaptable Housing 2009-2011. Total value in excess \$120,000,000.00 including remediation of asbestos contaminated sites.

Self employed as an Accredited Building Consultant since 1989, includes inspection of properties and detailed reports for, purchasers, Owner Builder Warranty insurance, detection of problems and defects, problem solving, and compliance with standards and codes. Fact finding, reporting and assessing condition of properties. Asbestos Audits. Occupational Health and Safety inspections.