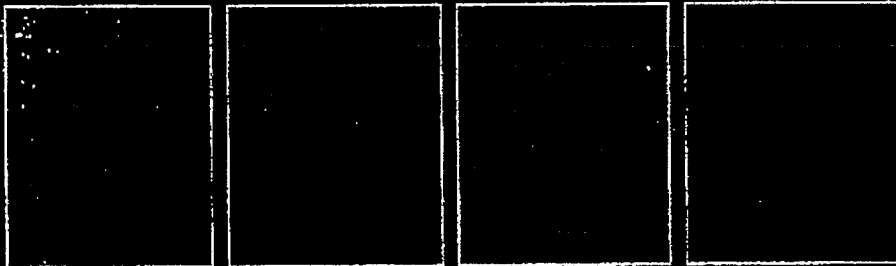


KPMG

Information Memorandum

7 Goondoon Street, Gladstone



Received 2/9/0.



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9. Asbestos Materials Report and Certificate issued on 21 October 2003
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11. Floor plans
12. Expressions of interest form



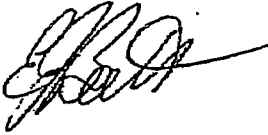
Appendix 10
Asbestos Materials Report and
Certificate issued on 21 October 2003

ASBESTOS SURVEYS**CQ PTY LTD***SPECIALISING IN Workplace Asbestos Surveys*

CERTIFICATE

ASBESTOS MATERIALS

I hereby certify that this Workplace has been inspected by an Appropriately Qualified Person for (Division 1) Classified Asbestos Materials. An Asbestos Materials Report and Asbestos Materials Register will be provided in accordance with current Workplace Health and Safety Legislation.

Building Name: RSL Services Club
Address: 7 Goondoon Street Gladstone
Date of Inspection: 21st October 2003
Certified by: 
Eric Batty
WHSO No. 01393664

This Certificate is issued pursuant to the Workplace Health and Safety Regulation 1997 (information note on Workplace Health and Safety Amendment Regulation No. 1 effective 1st November 2000).

Asbestos Surveys CQ Pty Ltd

AEN 79 105 686986

27 Jarrah Drive Boyne Island Qld 4680**Phone: 07 4973 3040 Fax: 07 4973 9750 Mobile: 0428 791079**

Certified Workplace Health and Safety Officer

ASBESTOS MATERIALS REPORT

FOR

The Trustees of the Returned Services League of
Australia (Queensland Branch) Gladstone
Sub-Branch (receivers and Managers Appointed)
("the sub-branch")

Brisbane 4001
AT

RSL Services Club
7 Goondoon Street
Gladstone

This Survey was conducted by:

ERIC BATTY

WHSO No. 01393664

OF

ASBESTOS SURVEYS CO PTY LTD

27 Jarrah Drive

Boyne Island Q 4680

Tel: (07) 4973 3040 Fax: (07) 49739750 Mob: 0428 791079

E-MAIL: ERICBATTY@Austarnet.com.au

ABN No. 79 105 686 986

This report is prepared by Eric Batty of Asbestos Surveys CQ Pty Ltd for risk management purposes and its contents are provided exclusively for the sole use of The Trustees of the Returned Services League of Australia (Queensland Branch) Gladstone Sub-Branch (receivers and Managers Appointed) ("the sub-branch").

Asbestos Surveys CQ Pty Ltd believe that the information contained in this document is correct, and that any opinions, conclusions or recommendations contained in this document are reasonably held or made at the time of writing. However, Asbestos Surveys CQ Pty Ltd do not warrant their accuracy and disclaim all responsibility for any loss or damage which may be suffered by any person, directly or indirectly through relying on them.

This disclaimer applies whether or not that loss or damage is caused by any fault or negligence on the part of Asbestos Surveys CQ Pty Ltd.

ASBESTOS MATERIALS REPORT

FOR

The Trustees of the Returned Services League of
Australia (Queensland Branch) Gladstone
Sub-Branch (receivers and Managers Appointed)
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Brisbane 4001

AT

RSL Services Club
7 Goondoon Street
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ASBESTOS SURVEYS CQ PTY LTD

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• Asbestos Surveys • Licensed Builder • Workplace Health and Safety Officer

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ASBESTOS SURVEY

3rd November 2003

The Trustees of the Returned Services League
of Australia (Old Branch) Gladstone Sub-Branch
(Receivers and Managers Appointed) ("the sub-branch")

C/- KPMG
GPO Box 223
BRISBANE QLD 4001

ATTENTION : MR GARY WONG - KPMG

RE: ASBESTOS SURVEY
RSL CLUB, 7 GOONDOON STREET GLADSTONE

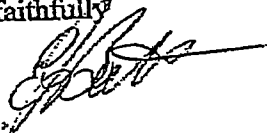
Please find attached the results and report as per the Asbestos survey carried out on the 21st October 2003. The Report indicates that there is NO asbestos materials present.

However, the building does contain Asbestos product (A-C Sheeting) and if any repairs or renovations are to be carried out, the appropriate contractor should be made aware that there is a risk and to take the relevant precautions (personal protective equipment etc.).

For your further information, a copy of *THE ON-SITE MANAGEMENT OF ASBESTOS MATERIALS* has been included with this documentation.

We would like to take this opportunity to thank you for choosing our company to perform your asbestos survey and if we can be of any further assistance to you in the future, please do not hesitate to call.

Yours faithfully



ERIC BATTY
Chief Inspector

ASBESTOS MATERIALS REPORT

FOR

**The Trustees of the Returned Services League of
Australia (Queensland Branch) Gladstone
Sub-Branch(receivers and Managers Appointed) ("the
sub-branch")**

AT

**7 Goondoon Street
Gladstone**

INTRODUCTION

An audit of building materials was carried out at 7 Goondoon Street Gladstone on the 21st October 2003. The objective of the audit was to identify asbestos containing materials on the premises and produce a report indicating the location of the materials.

INSPECTION

Attachment 1, the Asbestos Materials Register, shows the results of the inspection. As far as practicable, the inspection covered all areas and materials visible during a walk through the premises. Location descriptions are based on the names reported by employees on hand.

Inaccessible Areas

It was not practicable to inspect inaccessible areas including:

- materials in deep cavities, hidden under or behind other surfaces;
- materials contained inside equipment or electrical installations; and
- materials inside ductwork or pipework or underground.

Further inspection should be commissioned of areas where demolition or refurbishment works are to be conducted. Under these conditions it may be possible to inspect areas that or normally inaccessible.

Limitations on Sampling

Samples were not taken where:

- visible damage to materials was involved which would significantly affect their appearance or integrity.

HEALTH RISK ASSESSMENT

The health risk posed by asbestos containing materials depends (among other factors) upon the friability of the materials. Friability, defined as whether or not the material can be broken down by hand, is related to the potential of the material to generate airborne asbestos fibre. Therefore, friability is directly related to the health risk posed by a particular material.

Health Risk of Friable Asbestos Containing Materials

Due to their greater potential to release airborne asbestos fibre, friable materials pose a higher potential risk. In general, these materials should be monitored and controlled to insure they remain undisturbed until they can be removed by an approved contractor. The Asbestos Materials Register sets out where these materials are identified as present or possibly present.

Health Risk of Non-Friable Asbestos Containing Product

In assessing the health risk associated with people working on the buildings, it is necessary to look at their potential exposure to airborne asbestos fibers. Under normal conditions, non-friable materials such as asbestos-cement sheeting and sheet/s containing asbestos are not considered a health risk to people working in buildings where they are used in the roof, walls or floors. This is because the fibers are bound by a matrix (cement, etc) and do not become airborne unless abraded or broken down in some way. These are defined as "asbestos products" not "asbestos materials" and therefore not subject to the provisions of division 1 of the regulation

"these types of materials do not present a significant health risk unless they are tooled, cut sanded or otherwise abraded or machined (particularly at high speeds) to release asbestos dust."

BUILDING MATERIALS REGISTER (Attachment 2) - INSTRUCTIONS

Systems should be established to ensure that all trades people check this register before commencing work upon the premises that could involve asbestos containing materials. Contracts and instructions to tradespeople should clearly inform them that the register is provided to meet Workplace Health and Safety responsibilities and that it is their responsibility to identify whether or not their work could involve contact with asbestos containing materials. If any work requires the disturbance of asbestos containing materials (whether or not they are listed in the register) appropriate safety procedures must be employed.