

1. Compass Inspection Certificate
2. Surveyors Setout Certificate - Form 16
3. Engineer's Pier & Footing Inspection Certificate - Form 16
4. Engineer's Slab Inspect Certificate - Form 16
5. Roof Truss Certificate - Form 15
6. Glazing Certificate - Windows & Doors - Form 15
7. Frame Inspection Certificate - Form 16
8. Firewall Inspection Certificate - Form 16
9. Waterproofing Certificate - Form 16
10. Insulation Certificate - Form 16
11. Glazing Certificate - Shower Screens & Mirrors - Form 15
12. Smoke Alarm & Energy Efficient Lighting Certificate - Form 16
13. Plumbing Sustainability Certificate - Form 16
14. Energy Efficiency Provisions Certificate - Form 16
15. Termite Protection Certificate - Form 16
16. Final Inspection Certificate - Form 11

Certificates

Property Address: Unit 93 'LINX Residences' 88 Cecily Street, Kallangur Qld 4503

Owner: Caitlin Jane Conroy





PETER RACHOW
BUILDING INSPECTOR
9/13 DISCOVERY DR, NORTH LAKES QLD 4509
OFFICE PHONE NUMBER: 07 3886 4654
EMAIL: admin@compassqld.com.au



AUTHORISED:

FOR
AR DEVELOPMENTS
93/88 CECILY ST, KALLANGUR QLD 4503

COMPASS BUILDING AND PEST INSPECTIONS HAS INSPECTED

QUALITY ASSURANCE CERTIFICATE



Form 16—Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).

☒ Inspection Certificate for

☐ Stage of building work (for single detached class 1a or class 10 building or structure)

(indicate the stage)

☒ Aspect of building work

(indicate the aspect)

☐ QBCC Licensee Aspect Certificate

Scope of the work

Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2003 for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

Set out buildings (Block 6, Block 7, Block 8, Block 9, Block 10, Block 11, Block 12, Block 13, Block 14, Block 15, Block 16, Block 17, Block 18, and Block 19)

2. Property description

The description must identify all land and the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)
88 Cecily Street, Kallangur QLD

Postcode 4503

Lot and plan details (attach list if necessary)
Lot 902 on SP303592

In which local government area is the land situated?
Moreton Bay Regional Council

3. Building/structure description

Building/structure description
Class of building/structure

Residential Units / Townhouses

1a

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED

REFERENCE NUMBERS

4. Description of components
Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

5. Basis of certification
Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

6. Reference documentation
Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

7. Building certifier reference number and development approval number
BP20/0082
DA/34568/2017/XC/2

8. Building certifier, competent person or QBCC licensee details
A competent person must be assessed as competent before carrying out the inspection.
The builder for the work cannot give a stage certificate of inspection.
A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.
If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.
If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

9. Signature of building certifier, licensee
Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

4. Description of components
The set out of residential unit buildings (Block 6, Block 7, Block 8, Block 9, Block 10, Block 11, Block 12, Block 13, Block 14, Block 15, Block 16, Block 17, Block 18, and Block 19)

5. Basis of certification
The set out (including level datums) of residential unit buildings in accordance with the relevant plans supplied to this office.
Survey was supervised by a registered cadastral surveyor with good professional survey practice.

6. Reference documentation
CD2.01 F (Block 6), CD2.01 G (Block 7), CD2.01 E (Block 8), CD2.01 E (Block 9), CD2.01 E (Block 10), CD2.01 E (Block 11), CD2.01 E (Block 12), CD2.01 E (Block 13), CD2.01 E (Block 14), CD2.01 E (Block 15), CD2.01 E (Block 16), CD2.01 E (Block 17), CD2.01 E (Block 18), and CD2.01 E (Block 19)

7. Building certifier reference number and development approval number
BP20/0082
DA/34568/2017/XC/2

8. Building certifier, competent person or QBCC licensee details
Name (in full)
LandPartners Pty Ltd
Company name if applicable
Contact person
Ryan Trussler
Phone no. (business hours)
(07) 38420 1000
Mobile no.
Fax no.
Email address
ryan.trussler@landpartners.com.au
Postal address
PO Box 1399
MILTON QLD
Postcode 4064
Licence class
Queensland Surveyors Board
REG. 4118
Licence number
Date approval to inspect received from building certifier

9. Signature of building certifier, licensee
Signature
Date 23/3/2020
Director

Department of Housing and Public Works
Form 16—Inspection
Certificate/Aspect Certificate/QBCC
Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building center. An aspect of building work is part of a stage (e.g. waterproofing).		2. Property description The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	
3. Building/structure description Building/structure description Class of building/structure		3. Building/structure description Building/structure description Class of building/structure	
4. Inspection Certificate for Stage of building work (for single detached class 1a or class 10 building or structure) Aspect of building work Scope of the work QBCC Licensee Aspect Certificate Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2003 for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".		4. Inspection Certificate for Stage of building work (for single detached class 1a or class 10 building or structure) Aspect of building work Scope of the work QBCC Licensee Aspect Certificate Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2003 for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".	
5. Street address (include no., street, suburb/locality and postcode) 88 CECILY STREET KALLANGUR Postcode 4503 6. Lot and Plan details (attach list if necessary) Moreton Bay Regional 7. In which local government area is the land situated? Moreton Bay Regional		5. Street address (include no., street, suburb/locality and postcode) 88 CECILY STREET KALLANGUR Postcode 4503 6. Lot and Plan details (attach list if necessary) Moreton Bay Regional 7. In which local government area is the land situated? Moreton Bay Regional	
8. As per design documentation produced by STA Consulting Engineers Project Job No. 179170		8. As per design documentation produced by STA Consulting Engineers Project Job No. 179170	

REFERENCE NUMBER/S

DATE RECEIVED

Signature STA CONSULTING ENGINEERS Digitally signed by Structural Department DN: c=AU, st=QUEENSLAND, i=Million, o=STA Consulting Engineers, cn=Structural Department, email=structural.dept@staconsulting.com.au Date: 2020.02.18 05:28:37 +10'00'	9. Signature of building certifier, licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.
Name (in full) John D'Amici Company name if applicable STA Consulting Engineers Contact person Nicole Strano Phone no. business hours 07 3071 7444 Mobile no. Fax no. Email address engineering.dept@staconsulting.com.au Freeway Office Park, Building 3, Ground Floor, 2728 Logan Road, Eight Mile Plains Postcode 4118 Licence class Registered Professional Engineer Licence number NER (3162910) RPEQ (12014) Date approval to inspect received from building certifier	8. Building Certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.
Building certifier reference number Development approval number	7. Building certifier reference number and development approval number
As per design documentation produced by STA Consulting Engineers Project Job No. 179170	6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.
AS 1289-0-2000 Methods of testing soils for engineering purposes AS 1726-2017 Site Investigation Code AS 2870-2011 Classification of site in accordance with "Residential Slabs & Footings" AS 3798-2007 Guidelines on earthworks for commercial and residential development NCC 2019 "National Construction Code" AS 1170-2011 Structural Design Actions - Wind Actions & Earthquake Actions AS 3600-2018 Concrete Structures SAA HB28-1997 The design of residential slabs and footings	5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.
Inspection Date: 17/02/2020 Pier location, depth, diameter	4. Description of components Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams

Department of Housing and Public Works
Form 16—Inspection
Certificate/Aspect Certificate/QBCC
Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing). ☒ Inspection Certificate for ☒ Stage of building work (for single detached class 1a or class 10 building or structure) ☐ Units 92-95 (indicate the stage) Inspection - Foundation (Waffle Pod Slab and Steel Work) Aspect of building work (indicate the aspect) ☐ QBCC Licensee Aspect Certificate Scope of the work Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2003 for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers". Not applicable		2. Property description The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details
3. Building/structure description Building/structure description Class of building/structure		

DATE RECEIVED	REFERENCE NUMBER/S
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9. Signature of building certifier, licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.	8. Building Certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The building certifier must give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.				
7. Building certifier reference number and development approval number	6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.				
5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	4. Description of components certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams				
<table border="1"> <tr> <td data-bbox="110 1780 1093 1975"> Inspection Date: 03/04/2020 * Documentation of slab reinforcement and bar chair heights. * Documentation of depth and width of ribs * Reinforcement sizes, cover, lap and corner bars documented. * Vapour barrier in place and taped. </td> <td data-bbox="110 1500 1093 1780"> AS 1289.0-2000 Methods of testing soils for engineering purposes AS 1726-2017 Site Investigation Code AS 2870-2011 Classification of site in accordance with "Residential Slabs & Footings" AS 3798-2007 Guidelines on earthworks for commercial and residential development NCC 2019 "National Construction Code" AS 1170-2011 Structural Design Actions – Wind Actions & Earthquake Actions AS 3600-2018 Concrete Structures SAA HB28-1997 The design of residential slabs and footings </td> </tr> <tr> <td data-bbox="110 1243 1093 1500"> Name (in full) John D'Amici Company name if applicable STA Consulting Engineers Contact person Nicole Strano Phone no. business hours 07 3071 7444 Mobile no. Fax no. Email address engineering.dept@staconsulting.com.au Postal address Freeway Office Park, Building 3, Ground Floor, 2728 Logan Road Eight Mile Plains Postcode 4118 Licence class Registered Professional Engineer Licence number NER (3162910) RPEQ (12014) Date approval to inspect received from building certifier </td> <td data-bbox="110 374 1093 1243"> Signature STA CONSULTING ENGINEERS Digitally signed by Structural Department DN: c=AU, st=QUEENSLAND, i=Milton, o=STA Consulting Engineers, cn=Structural Department, email=structural.dept@staconsulting.com.au Date: 2020.04.06 05:37:39 +10'00' </td> </tr> </table>		Inspection Date: 03/04/2020 * Documentation of slab reinforcement and bar chair heights. * Documentation of depth and width of ribs * Reinforcement sizes, cover, lap and corner bars documented. * Vapour barrier in place and taped.	AS 1289.0-2000 Methods of testing soils for engineering purposes AS 1726-2017 Site Investigation Code AS 2870-2011 Classification of site in accordance with "Residential Slabs & Footings" AS 3798-2007 Guidelines on earthworks for commercial and residential development NCC 2019 "National Construction Code" AS 1170-2011 Structural Design Actions – Wind Actions & Earthquake Actions AS 3600-2018 Concrete Structures SAA HB28-1997 The design of residential slabs and footings	Name (in full) John D'Amici Company name if applicable STA Consulting Engineers Contact person Nicole Strano Phone no. business hours 07 3071 7444 Mobile no. Fax no. Email address engineering.dept@staconsulting.com.au Postal address Freeway Office Park, Building 3, Ground Floor, 2728 Logan Road Eight Mile Plains Postcode 4118 Licence class Registered Professional Engineer Licence number NER (3162910) RPEQ (12014) Date approval to inspect received from building certifier	Signature STA CONSULTING ENGINEERS Digitally signed by Structural Department DN: c=AU, st=QUEENSLAND, i=Milton, o=STA Consulting Engineers, cn=Structural Department, email=structural.dept@staconsulting.com.au Date: 2020.04.06 05:37:39 +10'00'
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Name (in full) John D'Amici Company name if applicable STA Consulting Engineers Contact person Nicole Strano Phone no. business hours 07 3071 7444 Mobile no. Fax no. Email address engineering.dept@staconsulting.com.au Postal address Freeway Office Park, Building 3, Ground Floor, 2728 Logan Road Eight Mile Plains Postcode 4118 Licence class Registered Professional Engineer Licence number NER (3162910) RPEQ (12014) Date approval to inspect received from building certifier	Signature STA CONSULTING ENGINEERS Digitally signed by Structural Department DN: c=AU, st=QUEENSLAND, i=Milton, o=STA Consulting Engineers, cn=Structural Department, email=structural.dept@staconsulting.com.au Date: 2020.04.06 05:37:39 +10'00'				

Department of Housing and Public Works **Form 15—Compliance certificate for building design or specification**

Version 4 – July 2017

NOTE: This is to be used for the purposes of section 10 of the *Building Act 1975* and/or section 46 of the *Building Regulation 2006*.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.
E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carpet systems this section may not be applicable.
The description must identify all land and the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

2. Description of components certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Street address (include no., street, suburb/locality and postcode)	
HS 6, Block 13, Units 92-95, 88 Cecily Street,	KALLANGUR QLD
Postcode	4503
Lot and plan details (attach list if necessary)	
In which local government area is the land situated?	
Moreton Bay Regional Council	

ROOF TRUSSES	
Building Importance	- Residential (Importance Level 2)
Roofing	- Concrete tiles – normal (52.0 kg/sq.m)
Ceiling	- 10mm plasterboard (7.2 kg/sq.m)
Top chord purlins	- 350 mm
Bottom chord restraints	- Batten at 600 mm crs
Standard truss spacing	- 600 mm
Standard roof pitch	- 22.50 deg
Design wind speed	- 40 m/s
Classification	- N2
NOTE: This statement must be read in conjunction with the truss layout and detail sheets.	
NOTE: Where relevant, a structural fascia beam is required at all hip and dutch hip corners to support the short creeper/rafter overhangs, as shown in AS4440-2004.	
NOTE: Some trusses in this job support roofing material that are different to this nominal data (see individual truss detail sheets).	
NOTE: The Structural Timber products supplied in this building stores approximately '1380' kg of carbon.	
Please note this certification does not cover the installation of the roof trusses	

7. Signature of competent person
This certificate must be signed by the individual assessed by the building certifier as competent.

6. Competent person details
A competent person for building work means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.
If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.
If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

5. Building certifier reference number

4. Reference documentation
Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

3. Basis of certification
Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

Signature

Date

11/5/20

SM. M. M. M.

PB4R104384

License or registration number (if applicable)

VIRGINIA QLD

Postcode 4014

PO Box 419,

Postal address

sales@virginiabuilding.com.au

Email address

07 - 3865 3788

07 - 3865 3791

Fax no.

Phone no. (business hours) Mobile no.

Virginia Timbers and Trusses Pty Ltd

Geoff Watson

Contact person

Geoff Watson

Name (in full)

Building certifier reference number

"The truss design for this job have been determined using computer software provided by Pryda Australia, using sound and widely accepted engineering principals. In particular, loading and designs are performed in accordance with the Standards adopted by primary reference in the National Construction Code (NCC 2019), Part A4.0 and Schedule 4 of volume One and Two
In addition, the following secondary reference Australian Standards also apply
AS 1649-2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristics strengths.
The software used in the preparation of these designs complies with the requirements in the ABCB "Protocol for Structural Software" (Version 2011.2), were applicable. A copy of the Compliance Document referenced therein is held at the Pryda office in Melbourne, Australia, And is available for examination by approval authorities and other building practitioners if required.
All trusses shall be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations giving in - :
AS4440 : 2004 "Installation of nailable timber roof trusses"
and any other supplementary details that may be provided, such as the Pryda installation Guides.
All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, ect., which may be shown on the plan drawings are the responsibility of others.

Department of Housing and Public Works
**Form 15—Compliance certificate
for building design or
specification**

Version 4 – July 2017

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RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description This section need only be completed if details of street address and property description are applicable. E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable. The description must identify all land the subject of the application. The lot and plan details(e.g. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	2. Description of components/ certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.
Street address (include no., street, suburb / locality and postcode) CECILY ST 88 - BLOCK 13 - UNIT 93 KALLANGUR QLD Postcode 4503 Lot and plan details (attach list if necessary) In which local government area is the land situated? Moreton Bay Regional Council	The Delivery of Manufactured Window and Door Products	Fenestration products supplied have been manufactured and glazed in compliance with the specifics of AS1288-2006 Glass in Buildings. Fenestration products supplied have been manufactured in compliance with the performance criteria nominated in AS2047-2014 relating to AS4055-2012 pressures for Housing Building Class N3 (SLS = 600, ULS = 1400, Water rating = 150) applied to nominated Windows & Doors specific to building design envelope. Nominated Fenestration products supplied (order line 5, 6, 8) have been manufactured to comply with the "Protection of openable windows" as outlined in the NCC Vol2 Part 3.9.2.5 when either: A Bradnams restricted window option (Hardware or Screen based solution) is supplied and installed by Bradnams; or nominated screens are suitably supplied and installed by others, to comply with the conditions nominated in the clause.

4. Reference documentation
Clearly identify any relevant documentation, e.g. numbered structural engineering plans

(Bradnam's Reference: 1603097)
(Customer Reference: T1513/06.00)

5. Building certifier reference number

Building certifier reference number

6. Competent person details
A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

Name (in full)	Mike Palmer	
Company name (if applicable)	Bradnam's Windows and Doors Pty Ltd	
Contact person	Adam Byrne	
Phone no. (business hours)	Mobile no.	Fax no.
07 3131 3777	0419 645 582	
Email Address	michael.palmer@bradnam's.com.au	
Postal address	136 Zillmere Rd	
Boondall QLD	Postcode 4034	
Licence or registration number (if applicable)	58885	

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

The Building Act 1975 is administered by the Department of Housing and Public Works

Signature	20/07/2020
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Form 16—Inspection
Certificate/Aspect Certificate/QBCC
Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

✓ Inspection Certificate for

✓ Stage of building work (for single detached class 1a or class 10 building or structure)

Frame Stage

□ Aspect of building work (indicate the aspect)

BLOCK 13

QBCC Licensee Aspect Certificate

Scope of the work

Scope of the work covered by the licence class under the *Queensland Building and Construction Commission Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

BLOCK 13

1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).

2. Property description

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

3. Building/structure description

Townhouses

Class of building/structure

1a

Building/structure description

In which local government area is the land situated?

Moreton Bay Regional Council

Lot and plan details (attach list if necessary)

Lot 902 on SP303592

Postcode

88 Cecily Street, Kallangur - Stage 2

Street address (include no., street, suburb/locality and postcode)

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED

REFERENCE NUMBER/S

4. Description of components certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	Frame Stage
5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	Frame inspection in accordance with AS 1684.2. Required Form 16s received
6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	Working Drawings as provided for 88 Cecily Street, Kallangur, Blocks 6-19 dated: 10/12/2019 Slab Design as Prepared By STA Consulting. Job Ref: ES179170 Dated: 21st November 2019
7. Building certifier reference number and development approval number	Building certifier reference number BP20/0082 Development approval number
8. Building certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.	Name (in full) Andrew Rowley Company name if applicable Bartley Burns Pty Ltd Contact person Andrew Rowley Phone no. (business hours) 1300 051 189 Mobile no. 3207 5599 Fax no. 3207 5599 Email address info@bartleyburns.com.au Postal address 1/1027 Manly Road, Tingalpa Postcode 4173 Licence class 3 Licence number A15030564 Date approval to inspect received from building certifier
9. Signature of building certifier, competent person or QBCC licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.	Signature  Date 15 May 2020

Department of Housing and Public Works

Form 16—Inspection
Certificate/Aspect Certificate/QBCC
Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing). ☒ Inspection Certificate for ☒ Stage of building work (for single detached class 1a or class 10 building or structure) ☐ Firewall / Party Wall Inspection ☐ Aspect of building work (indicate the aspect) _____ BLOCK 13		2. Property description The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	
QBCC Licensee Aspect Certificate Scope of the work Scope of the work covered by the licence class under the <i>Queensland Building and Construction Commission Regulation 2003</i> for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers". BLOCK 13		3. Building/structure description	
Street address (include no., street, suburb/locality and postcode) 88 Cecily Street, Kallangur - Stage 2 Postcode Lot and plan details (attach list if necessary) Lot 902 on SP303592 In which local government area is the land situated? Moreton Bay Regional Council		Building/structure description Townhouses Class of building/structure 1a	
REFERENCE NUMBERS		DATE RECEIVED	

LOCAL GOVERNMENT USE ONLY

4. Description of components Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	7. Building certifier reference number and development approval number	8. Building certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	9. Signature of building certifier, competent person or QBCC licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.
Fire rated components as shown on plans eg: Dividing wall, Party walls, Separating Walls Fire rated components or different class structures between occupancies	Fire wall inspection in accordance with NCC Part 3.7.1 – Fire Separation Any manufacturers design specifications All relevant Australian Standards including AS4072.1 and AS1530.4	Working Drawings as provided for 88 Cecily Street, Kallangur, Blocks 6-19 dated: 10/12/2019 Slab Design as Prepared By STA Consulting, Job Ref: ES179170 Dated: 21st November 2019	Building certifier reference number BP20/0082 Development approval number	Name (in full) Andrew Rowley Company name if applicable Bartley Burns Pty Ltd Phone no. (business hours) 1300 051 189 Mobile no. Fax no. 3207 5599 Email address info@bartleyburns.com.au Postal address 1/1027 Manly Road, Tingalpa Licence class 3 Licence number A15030564 Date approval to inspect received from building certifier	Signature Date 15 May 2020

Department of Housing and Public Works
Form 16—Inspection
Certificate/Aspect Certificate/QBCC
Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate
The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).

- ☐ Inspection Certificate for
- ☐ Stage of building work (for single detached class 1a or class 10 building or structure)
- ☒ Aspect of building work
- (Indicate the aspect)

Scope of the work
Scope of the work covered by the licence class under the *Queensland Building and Construction Commission Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

Installing waterproofing materials and systems to prevent moisture

penetration.

2. Property description

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

UNIT 93,94,95 AT 88 CECILY STREET

KALLANGUR

Postcode 4503

Lot and plan details (attach list if necessary)

In which local government area is the land situated?

3. Building/structure description

Building/structure description

Class of building/structure

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED

REFERENCE NUMBERS

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

9. Signature of building certifier, competent person or QBCC licensee

A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

8. Building certifier, competent person or QBCC licensee details

7. Building certifier reference number and development approval number

6. Reference documentation

5. Basis of certification

4. Description of components certified

Signature *Janey Chadwick* Date 09-06-2020

Name (in full) Brad Chadwick
Company name if applicable Aus-Flashings Pty Ltd
Contact person Janey Chadwick
Phone no. (business hours) (07) 3804 1255
Mobile no. 0407 586 563
Fax no. (07) 3804 12336
Email address rocktop@bigpond.com.au
Postal address P.O. Box 591
BEENLEIGH, QUEENSLAND
Postcode 4207
Licence class Builder - Low Rise
Licence number 1099086
Date approval to inspect received from building certifier

Building certifier reference number
Development approval number

Development Permit for Building Work and Approved Plans

Building Code of Australia, Part F1.7 (Volume 1 - Class 2 to 9 Buildings) and/or BCA Part 3.81 (Volume 2 - Class 1-10 Buildings)
AS4654 2012 Part 1 and 2 - Waterproofing to Decks and Balconies
AS3740-2010 Waterproofing of Wet-Areas within Residential Buildings
Membrane Manufacturers Specifications for Compliance

Waterproofing of wet-areas in the building, being:-
Shower area(s); Bathroom(s); Ensuite(s); Toilet(s); Laundry(ies);
Waterstop to Doorway(s); and other
Deck(s)
Retaining Wall(s)
Planter Box(es)

Department of Housing and Public Works Form 16 - Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate

Version 5 - July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier.
An aspect of building work is part of a stage (e.g. waterproofing).

☐

Inspection Certificate for

☐

Stage of building work (for single detached class 1a or class 10 building or structure)

☒

Aspect of building work (indicate the aspect)

Insulation

☐

QBCC Licensee Aspect Certificate

Scope of the work

Scope of the work covered by the licence class under the *Queensland Building and Construction Commission Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

2. Property description

The description must identify all land the subject of the application.
The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.
If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)
Stage 2 - Units 16-42 & 90-107, 88 Cecily Street
Kallangur QLD Postcode 4503

Lot and plan details (attach a list if necessary)
Lot SP

In which local government area is the land situated?
Moreton Bay Regional Council

3. Building/structure description

Building/structure description
New Dwelling

Class of building/structure
1a

LOCAL GOVERNMENT USE ONLY

REFERENCE NUMBER/S

DATE RECEIVED

4. Description of components/s certified Supply & Install R1.5 Glasswool Batts to Cladded Walls Supply & Install R2.0HD Glasswool Batts to both sides of Partition Walls Supply & Install R2.5 Glasswool Batts to Ceilings	5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon. Installations comply with AS-3999-2015 and AS/NZS 4200.2:1994 Materials comply with AS/NZS 4859.1:2002 and AS/NZS 4200.1:1994	6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans. Copy of the Building Certifiers approved building approval	7. Building certifier reference number and development approval number Building certifier reference number Development approval number	8. Building certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	9. Signature of building certifier, competent person or QBCC licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4. Signature Date 16/06/2020
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Version 4 – July 2017

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

can not give a certificate regarding QDC boundary clearance and site cover provisions.

street address (include no., street, suburb and postcode) 88 CECILY STREET BLOCK 13 UNITS 92 - 95 KALLANGUR QLD Postcode 4503	Lot and plan details (attach list if necessary)
In which local government area is the land situated? MORETON BAY REGIONAL COUNCIL	

5. Building certifier reference number

Building certifier reference number

6. Competent person details

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

Signature



Date

6/07/2020

Name (in full)

MARK ANDREW NASH

Company name (if applicable)

NASH IND. P/L t/a SATCHELLS

Phone no. (business hours) Mobile no.

07 5594 6788

Email address

info@satchells.com.au

Postal address

12 TRADE COURT

MOLENDINAR QLD

Postcode 4214

Licence or registration number (if applicable)

1123211

Form 16—Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.

1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).

☐ Inspection Certificate for

☐ Stage of building work (for single detached class 1a or class 10 building or structure)

(indicate the stage)

☐ Aspect of building work (indicate the aspect) Energy Efficient Lighting Emergency & Exit Lights

The installation methods and equipment selection are compliant to the following Regulations and Standards. AS/NZS 3000, The Queensland Electrical Safety Regulation 2013 & AS/NZS 3820

Where required, manufacturers installation instructions have been met.

☐ QBCC Licensee Aspect Certificate

Scope of the work

Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2003 for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

Not applicable to the work performed

2. Property description

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)
Block 13 (Units 92 to 95) – 88 Cecily Street, Kallangur

Postcode

Lot and plan details (attach list if necessary)

In which local government area is the land situated?

3. Building/structure description

Building/structure description

Class of building/structure

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED

REFERENCE NUMBERS

4. Description of components
certified
Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

5. Basis of certification
Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

6. Reference documentation
Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

7. Building certifier reference number and development approval number

8. Building certifier, competent person or QBCC licensee details
A competent person must be assessed as competent before carrying out the inspection.

The builder for the work cannot give a stage certificate of inspection.
A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.
If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.
If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

9. Signature of building certifier, competent person or QBCC licensee
Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

The luminaires are fitted with Energy efficient lamps

All smoke alarm equipment supplied and installed:

Meets the requirement of a photoelectric type sensor only

Is manufactured AS 3786:2014

Where required, interconnected as per NCC 3.7.2.2(d)

Where applicable QDC M4.1 & the NCC Section J6 or 3.12.5.5

All smoke alarms and axillary equipment are installed and tested to the Wiring Rules, The Queensland Electrical Safety Regulation 2013, the Manufacturer's installations instructions, Fire Safety Regulation 2008 and To the extent it is affected by the electrical work, is electrically safe

Building certifier reference number

Development approval number

Name (in full)

Damian Fitzgerald

Company name if applicable

Fitz Electrix Pty Ltd

Contact person

Damian Fitzgerald

Phone no. (business hours)

0413 705 445

Mobile no.

Fax no.

Email address

office@fitzelectrix.com.au

Postal address

PO Box 5213

Algeria

Postcode 4115

Licence class

Electrical Contractor

Licence number

9589

Date approval to inspect received from building certifier

Signature

Date

4.8.2020

Form 19—Final inspection certificate

Version 1 – July / 2019

GENERAL NOTES: This form is to be used for the purposes of section 81 of the Plumbing and Drainage Regulation 2019 (PDR).	
1. Description of land Street address (include number, street, suburb/locality and postcode) Lot 903 Cecily Street, KALLANGUR QLD 4503 Lot and plan: Lot 903 SP 303663 Shop/tenancy number - (if applicable) Storey/level - (if applicable) Local government area Moreton Bay Regional Council	2. Permit details Permit number PL/3704/2019/SPMSEW Date issued 12-Aug-2020 Townhouses - Stage 2
3. Declaration/s Local government or the public entity may in certain circumstances accept verification from the responsible person that certain work not inspected by local government complies with the relevant standards. 1. ☒ This certificate applies to all of the work authorised to be carried out under the permit. or 2. ☐ This certificate applies to part of the work authorised under a permit. If two (2) applies, provide a description of work covered by the certificate.	4. Certification This form certifies that the relevant local government or the public entity has decided to issue a final inspection certificate for the work described above. The work is compliant, operational and fit for use. Date the inspection was carried out 4 August 2020 Certificate number PL/3704/2019/SPMSEW Issued by Moreton Bay Regional Council Date issued 12-Aug-2020



Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the *Building Act 1975* and/or sections 32, 35B, 43, 44 and 47 of the *Building Regulation 2006*.

1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).

QBCC Licensee Aspect Certificate

Scope of the work
Scope of the work covered by the licence class under the *Queensland Building and Construction Commission Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

Energy Efficiency Provisions

Street address (include no., street, suburb/locality and postcode)

88 Cecily Street

Kallangur
Postcode 4503

Lot and plan details (attach list if necessary)

902 on SP 303592

In which local government area is the land situated?

Moreton Bay Regional Council

2. Property description

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

3. Building/structure

description

Townhouses

Class of building/structure

1a

4. Description of components certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	7. Building certifier reference number and development approval number BP20/0082 DA/34568/2017/V2M Development approval number	8. Building certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	9. Signature of building certifier, competent person or QBCC licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.	
I hereby certify that the conditions of the building approval with respect to Energy Efficiency Provisions have been completed in full	Approved Building Plans and Supporting Documents Manufacturer's Specifications	Energy Efficiency Assessment report 193513 dated 12 December 2019 Approved Building Plans and Supporting Documents Manufacturer's Specifications	Building certifier reference number BP20/0082 Development approval number DA/34568/2017/V2M	Name (in full) Brendan McCollough Company name if applicable AR Developments Contact person AR Developments	Phone no. (business hours) 07 3908 1111 Mobile no. [] Fax no. [] Email address admin@ardevelopments.com.au Postal address PO Box 2214 Tingalpa QLD Postcode 4173 Licence class Builder Medium Rise Licence number 150722117 Date approval to inspect received from building certifier []	Signature [] Date 15.06.2020

Form 16—Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate

Version 5 – July 2017

NOTE: This form is to be used for the purposes of section 10(c) and 239 of the Building Act 1975 and/or sections 32, 35B, 43, 44 and 47 of the Building Regulation 2006.



1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the Building Regulation 2006 or as conditioned by the building certifier. An aspect of building work is part of a stage (e.g. waterproofing).

☐

Inspection Certificate for

☐

Stage of building work (for single detached class 1a or class 10 building or structure)

☐

Aspect of building work (indicate the aspect)

☒

QBCC Licensee Aspect Certificate

Scope of the work

Scope of the work covered by the licence class under the *Queensland Building and Construction Commission Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

Installation of HomeGuard Precision Termite Management System designed for the prevention of termite infestation by concealed entry in accordance with FMC Australasia Specifications

Placement of HomeGuard FlexiCollars to underslab Penetrations at slab stage

Placement of HomeGuard PB to perimeter cavity of building

Placement of HomeGuard TMB to retaining walls

2. Property description

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

Units 92-95 #88 Cecily St Kallangur QLD 4503

Lot and plan details (attach list if necessary)

Block 13

In which local government area is the land situated?

Morton Bay Regional Council

3. Building/structure description

Building/structure description

New Residence – Detached House

Class 1a / Detached House

Class of building/structure

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED

REFERENCE NUMBERS

9. Signature of building certifier, competent person or QBCC licensee Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.		14-Apr-2020
8. Building certifier, competent person or QBCC licensee details A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection. A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	Name (in full) All Purpose Pest Control Company name if applicable All Purpose Pest Control Contact person Warren O'Dare Phone no. (business hours) 07 3382 7378 Mobile no. Fax no. 07 3382 0355 Email address info@allpurposepest.com.au Postal address Unit 10 / 42 Burnside Rd Yatala QLD Postcode 4207 Licence number PMT - 0-11133 020 518431 / 1188012 QBCC Licence Termite Management - Physical Date approval to inspect received from building certifier	
7. Building certifier reference number and development approval number	Building certifier reference number Development approval number	
6. Reference documentation Clearly identify any relevant structural engineering plans. Documentation, e.g. numbered publications, were relied upon.	FMC Australasia Pty Ltd - HomeGuard Precision Termite Management Installation Manual (Version 5b 2014) AS 3660.1:2000 and AS3660.1:2014	
5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	FMC HomeGuard Precision Termite Management System Installation Manual (Version 5b 2014) AS3660.1:2000 Termite Management Part 1 - New Building Work AS3660.1:2014 Termite Management Part 1 - New Building Work AS2870-2011 Residential Slabs and Footings AS3600-2009 Concrete Structures CodeMark Certificate of Conformity - SAIG-CM20003 QBCC Licence - Termite Management Physical	
4. Description of components certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	Installation of HomeGuard Precision Termite Management System to, Perimeter	

Form 11—Certificate of Classification

Version 3 – March 2013

1. Type of Certificate Indicate the type of Certificate of Classification being issued: Interim Certificate issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.	☒ Certificate of Classification BP20.0082 - 3 n/a Date Interim Certificate of Classification will expire if applicable
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2. Owner details If the applicant is a company, a contact person must be shown.	Name (natural person or company) C/- Linxdev Pty Ltd – GD Naidu
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3. Property description The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (include No., street, suburb / locality and postcode) 88 Cecily Street, Kallangur 4503 Lot & plan details (attach list if necessary) Lot 902 SP303592 In which local government area is the land situated? Moreton Bay Regional Council
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4. Classification The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part – state the part to which each classification relates. <table border="1"> <tr> <td>Part of Building / Description</td> <td>Class of Building / Part</td> </tr> <tr> <td>Townhouses (45 x 3 bedroom)</td> <td>Class 1a</td> </tr> </table>	Part of Building / Description	Class of Building / Part	Townhouses (45 x 3 bedroom)	Class 1a	5. Max No. of people permitted If applicable, state the maximum number of people permitted in the building and the portion it applies to. <table border="1"> <tr> <td>Maximum population</td> <td>Part of building</td> </tr> <tr> <td>n/a</td> <td></td> </tr> </table>	Maximum population	Part of building	n/a	
Part of Building / Description	Class of Building / Part								
Townhouses (45 x 3 bedroom)	Class 1a								
Maximum population	Part of building								
n/a									

6. Restrictions on the use or occupation of the building If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction. For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.	Restrictions The following restrictions apply to the use or occupation of the building: - The building owner or Body Corporate is to maintain the fire & life safety systems in accordance with relevant Acts, Australian Standards, and codes. Refer to the Building Code of Australia Part 1. - Building works and use of premises to comply with the Local Authority's Town Planning Scheme, Local Laws, & Policies. - The building owner & occupier are to ensure all path of egress and exit doors are appropriately maintained.
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7. Alternative Solutions If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements. This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.	8. Building Certifier If the certifier is a company, a contact person must be shown. Name of building certifier (in full) Andrew Rowley Signature Date 13 August 2020 Building Approval Reference Number BP20/0082 Licence number A15030564
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The following systems and procedures form part of the alternative solution:	LOCAL GOVERNMENT USE ONLY Date received Reference Numbers
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