



BUILDING CERTIFIERS AUSTRALIA

A003028078

Certificate of Classification Form 11
Building Act 1975 s103 & s104

<p>1. Type of Certificate Indicate the type of Certificate of Classification being issued.</p>	<input checked="" type="checkbox"/> Certificate of Classification (<i>Building Act 1975 section 103. For building occupied in stages see section 105</i>)									
<p>2. Owner details If the applicant is a company, a contact person must be shown.</p>	<p>Name (<i>Natural Person or Company</i>)</p> <p>Metro (Bowen Hills No 1) Pty Ltd c/- Metro Property Developments</p>									
<p>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.</p>	<p>Street address (<i>include no., street, suburb / locality & postcode</i>)</p> <p>16 Hamilton Place BOWEN HILLS, QLD 4006</p> <p>Lot & plan details (<i>attach list if necessary</i>)</p> <p>Lot 1 on RP99817, Lot 4 on RP99817</p> <p>In which local government area is the land situated?</p> <p>Brisbane City Council</p>									
<p>4. Classification The building or part thereof described is classified as follows in accordance with Part A3 of the BCA 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.</p>	<table border="1"> <thead> <tr> <th>Part of Building/Description</th> <th>Class of Building/Part</th> </tr> </thead> <tbody> <tr> <td>Carpark (Basement levels)</td> <td>Class 7a</td> </tr> <tr> <td>Residential Units (Ground part to Level 13)</td> <td>Class 2</td> </tr> <tr> <td>Retail (Ground part)</td> <td>Class 6</td> </tr> </tbody> </table>		Part of Building/Description	Class of Building/Part	Carpark (Basement levels)	Class 7a	Residential Units (Ground part to Level 13)	Class 2	Retail (Ground part)	Class 6
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Carpark (Basement levels)	Class 7a									
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<p>5. Max No. of people permitted If applicable, state the maximum number of people permitted in the building and the portion it applies to.</p>	<p>Maximum population</p> <p>The maximum number of people permitted in the building is as nominated in Table D1.13 of the Building Code of Australia</p>	<p>Part of building</p> <p>Whole building</p>								
<p>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.</p>	<p>Restrictions</p> <p>The following restrictions apply to the use or occupation of the building:</p> <ol style="list-style-type: none"> This is the final certificate of classification issued for the development and supersedes all previous certificates issued for the building. This certificate is limited to base building only and does not include fitout works. All fitout works are subject to further approval. The building must only be used in accordance with the relevant Development Permits (and other statutory approvals) that apply to the Development. In accordance with Clause IP1.1, IP1.2, and IP2.1 of the Building Code of Australia, safety measures must be capable of performing to a standard no less than that which they were 									

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

Approved form 11
Version 1, 08/06

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	<p>originally required to achieve. Safety installations must be maintained in accordance with AS1851 or any other relevant standard. Mechanical ventilation and hot water, warm water and cooling water systems must be adequately maintained to safeguard people from illness or injury. Services must continue to perform to a standard of energy efficiency no less than that which they were originally required to achieve.</p> <p>4. Section 108A of the Building Act 1975 requires the Owner to ensure that this certificate is conspicuously displayed as near as practicable to the building's main entrance.</p>					
<p>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.</p>	<p>Alternative Solution Requirements</p> <p>The following systems and procedures form part of the alternative solution: Further reference must be made to the Fire Engineering Report prepared by Philip Chun Fire reference FQ10143 FER1.0 dated 16 March 2011 including Addendum #1 for Sky Terrace Canopy dated 17 June 2011 for all requirements relating to the alternative solutions for this building. In summary the alternative solutions address:</p> <ol style="list-style-type: none"> 1. C3.11 – Gym, meeting room and reception at ground floor are not fire separated from corridors. 2. C2.8 – Reduced level of fire separation between retail and residential use of 90/90/90 in lieu of 180/180/180. 3. D1.7 – Fire stairs discharge within 6m of openings of the same building. 4. D1.4(a) – Extended travel distance up to 11m in lieu of 6m from Type A12 units. 5. D1.4(c) - Extended travel distance up to 60m in lieu of 40m in carpark areas. 6. D1.5 – Extended travel distance between alternate exits in basement levels. 7. Addendum #1 - E1.5 – Deletion of sprinklers to Sky Terrace Canopy structures 					
<p>8. Fire Safety Installations & Special Fire Services Applicable to the Development Building Act Section 107 - Building certifier's obligation to give referral agency certificate and other documents - The building certifier must, within 10 business days after giving the certificate, give any referral agency a copy of the certificate of classification. If the agency is the QFRS The building certifier must provide a list of all fire safety installations installed in the building; and drawings must be provided showing the location of the fire safety installations.</p>	<p>Fire Safety Installations & Special Fire Services Applicable to the Development</p> <table border="1"> <tr> <td data-bbox="478 1041 893 1731"> <p>Fire Safety Installations</p> <p>1 Structural features</p> <ul style="list-style-type: none"> • access panels through fire-rated construction • penetrations through fire-rated construction • fire dampers • fire shutters and fire doors • structural fire protection • systems required to have a fire-resistance level • fire control centres <p>2 Fire protection systems</p> <ul style="list-style-type: none"> • sprinklers (including wall-wetting sprinklers) • fire detection and alarm systems • stairwell pressurisation systems • air-handling systems </td> <td data-bbox="893 1041 1173 1731"> <p>3 Fire fighting equipment</p> <ul style="list-style-type: none"> • fire mains • fire hydrants (including hydrant boosters) • fire hose reels • fire extinguishers (portable) <p>4 Occupant safety features</p> <ul style="list-style-type: none"> • emergency warning and intercommunication systems • exit door hardware • emergency lighting • exit signs • emergency lifts • fire doors • smoke proof doors <p>5 Other features</p> <ul style="list-style-type: none"> • nil </td> <td data-bbox="1173 1041 1500 1731"> <p>Special Fire Services Applicable to the Development</p> <ol style="list-style-type: none"> a) Fire mains (other than fire mains that connect only fire hose reels) b) Fire hydrants c) Sprinklers (including wall-wetting sprinklers) d) Fire detection and alarm systems e) Fire control centres f) Stairwell pressurisation systems g) Air-handling systems used for smoke control h) Emergency warning and intercommunication systems i) Emergency lifts </td> </tr> </table>			<p>Fire Safety Installations</p> <p>1 Structural features</p> <ul style="list-style-type: none"> • access panels through fire-rated construction • penetrations through fire-rated construction • fire dampers • fire shutters and fire doors • structural fire protection • systems required to have a fire-resistance level • fire control centres <p>2 Fire protection systems</p> <ul style="list-style-type: none"> • sprinklers (including wall-wetting sprinklers) • fire detection and alarm systems • stairwell pressurisation systems • air-handling systems 	<p>3 Fire fighting equipment</p> <ul style="list-style-type: none"> • fire mains • fire hydrants (including hydrant boosters) • fire hose reels • fire extinguishers (portable) <p>4 Occupant safety features</p> <ul style="list-style-type: none"> • emergency warning and intercommunication systems • exit door hardware • emergency lighting • exit signs • emergency lifts • fire doors • smoke proof doors <p>5 Other features</p> <ul style="list-style-type: none"> • nil 	<p>Special Fire Services Applicable to the Development</p> <ol style="list-style-type: none"> a) Fire mains (other than fire mains that connect only fire hose reels) b) Fire hydrants c) Sprinklers (including wall-wetting sprinklers) d) Fire detection and alarm systems e) Fire control centres f) Stairwell pressurisation systems g) Air-handling systems used for smoke control h) Emergency warning and intercommunication systems i) Emergency lifts
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9. Building Certifier

If the certifier works for a company, a contact person must be shown.

Name of building certifier (*in full*)

Scott Mars

Company name (*if applicable*)

Building Certifiers Australia Brisbane

Contact person

Scott Mars

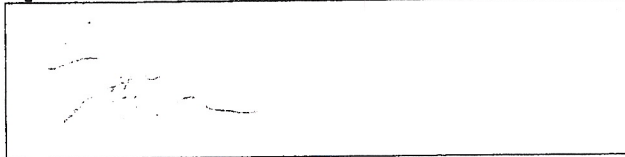
Licence number

A1012790

Building certifier reference number

30110003

Signature



Date

19 September 2012