



A Form 11 must be completed to fulfil the requirements prescribed in sections 102(2) and 103 of the Building Act 1975 for a Certificate of Occupancy.

1. Type of certificate Indicate the type of Certificate of Occupancy being issued.	☒ Certificate of Occupancy ☐ Interim Certificate of Occupancy						
2. Owner details If the applicant is a company, a contact person must be shown.	Name <i>(natural person or company)</i> Cryton Investments No 9 Pty Ltd & De Martini Pty Ltd Att: John De Martini						
3. 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 <i>(include number, street, suburb / locality & postcode)</i> (28) 6-8 King Street CABOOLTURE, QLD 4510 Lot & plan details <i>(attach list if necessary)</i> Lot 11 on SP235629 Local government area the land is situated in Moreton Bay Regional Council						
4. Classification The building or part thereof described is classified as follows in accordance with Part A6 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"> <thead> <tr> <th>Part of Building/Description</th> <th>Class of Building/Part</th> </tr> </thead> <tbody> <tr> <td>Alterations to existing commercial building</td> <td>Class 6</td> </tr> <tr> <td colspan="2"><i>Refer to Building Approval #20190266 for the associated scope of building work to which this Certificate relates.</i></td> </tr> </tbody> </table>	Part of Building/Description	Class of Building/Part	Alterations to existing commercial building	Class 6	<i>Refer to Building Approval #20190266 for the associated scope of building work to which this Certificate relates.</i>	
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5. Maximum numbers of people permitted If applicable, state the maximum number of people permitted in the building and the portion it applies to.	<table border="1"> <thead> <tr> <th>Part of Building/Description</th> <th>Maximum population</th> </tr> </thead> <tbody> <tr> <td>New tenancy</td> <td>12</td> </tr> <tr> <td>Existing tenancies</td> <td>As per existing (no change)</td> </tr> </tbody> </table>	Part of Building/Description	Maximum population	New tenancy	12	Existing tenancies	As per existing (no change)
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6. Restrictions on the use or occupation of the building If the building work uses a performance solution and or a deem-to-satisfy 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 must only be used in accordance with the relevant Development Permits (and other statutory approvals) that apply to the Development. The building must be maintained to remain compliant with those Permits/Approvals. - Safety measures must be capable of performing to a standard no less than that which they were originally required to achieve. Safety installations must be maintained in accordance with Queensland Development Code MP6.1, AS1851 and 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. - 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. - Internal fit-out is by others and does not form part of this Certificate of Occupancy.						

7. Performance Solutions

If the building work uses a performance 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 performance 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.

Performance solution requirements

The following systems and procedures form part of the performance solution:

Performance Solution #1 – Prevention of the penetration of water through external walls

- Performance Requirement – BCA FP1.4
- Associated Deemed to Satisfy Clause (DTS) – Nil (there is no associated BCA DTS provision that satisfies BCA Performance Requirement FP1.4).
- Description – BCA Performance Requirement FP1.4 requires a roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause- Unhealthy or dangerous conditions, or loss of amenity for occupants; and Undue dampness or deterioration of building elements.

Alternative Solution #2 – Access for PWD not provided from Esme Street site entrance

- Performance Requirement – BCA Clause – DP1 and DP2
- Associated Deemed to Satisfy Clause (DTS) – BCA Clause D3.2(a)(i)
- Alternative Solution Basic Description – Access from Esme Street to the proposed building is via a stairway.

Alternative Solution #3 – Access for PWD not provided between accessible buildings on the site

- Performance Requirement – BCA Clause – DP1 and DP2
- Associated Deemed to Satisfy Clause (DTS) – BCA Clause D3.1 and D3.2
- Alternative Solution Basic Description – Access between buildings not provided in accordance with AS1428.1

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 occupancy. If the agency is the QFES, 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.

Fire Safety Installations Applicable to the Building to which this Certificate Applies

1 Structural features

- Nil.

2 Fire protection systems

- Nil.

3 Fire fighting equipment

- fire mains/fire hydrants
- fire hose reels
- fire extinguishers (portable)

4 Occupant safety features

- exit door hardware
- emergency lighting
- exit signs

5 Other features

- Nil.

Special Fire Services Applicable to the Building to which this Certificate Applies

- a) Fire mains / Fire hydrants

9. Building certifier

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

Name of building certifier (in full) & Contact person

Building Certifiers Australia Pty Ltd –ABN 83 632 469 268
Contact Person: Nick Sager

Licence number

A1165387

Signature



Signed for and on behalf of
Building Certifiers Australia Pty Ltd

Date

23/09/2022

Building Approval Reference Number

20190266