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CERTIFICATE OF:

(Please mark relevant check-box)

☒ **TESTING AND COMPLIANCE** (**Electrical installations**)

Issued in accordance with s227 of the Electrical Safety Regulation 2013

☐ **TESTING AND SAFETY** (**Electrical equipment**)

Issued in accordance with s26 of the Electrical Safety Regulation 2013

* Work performed for:

* Name ALICIA FIDDLER
 Title Given name/s Surname

* Address 32 MILLIKEN CIRCUIT
 Street
FOREST LAKE 4087
 Suburb/town Postcode

* Electrical installation / equipment tested (please include site address for electrical installation work if different from above):

New / renovation works:

Dining:

Remove 2x existing light fittings
 Remove 1x existing fan
 Supply & install 6x new 90mm tri colour LED downlights
 Supply & install 1x new 52" Brilliant Lighting Vector ceiling fan

Kitchen:

Remove 1x existing light
 Supply & install 2x new 90mm tri colour LED downlights. (or 1x 400mm oyster light)
 Install 1x new CT isolator on GPO.
 Reinstall existing Cooktop.
 Reinstall existing Oven.
 Install 1x new GPO in rangehood cupboard for undercabinet LED strip.
 Replace existing rangehood GPO
 Install undercabinet LED strip, switched from single switch on side wall
 Install new under bench GPO on new island bench

Laundry:

Install new under bench GPO
 Relocate & replace existing GPO for washing machine to under bench
 Install new GPO for LED strip in cupboard - switched from single switch on side wall
 Install new 2 way switching from existing switch & new laundry switch in kitchen
 Replace existing garage light switch with 2 gang switch.

Remove 1x existing light

Install 1x new 90mm tri colour LED downlight

Master Bedroom:

Remove existing fan/light.
 Install 4x new 90mm tri colour LED downlights
 Install 1x new 48" Brilliant Lighting Vector ceiling fan
 Replace 2x existing GPOs with GPO + USB
 Remove existing WIR light
 Install 1x new 90mm tri colour LED downlight in WIR.

Bedrooms x 3:
Remove existing fan/light
Install 2x 90mm tri colour LED downlights
Supply & install 1x new GPO + USB
Supply & Install 1x new 48" Brilliant Lighting Vector ceiling fan
Replace 1x GPO
Bathroom / ensuite x 2:
Remove existing light & exhaust fan
Install new Clipsal Airflow 3in1- 2 heat lamp (heat, light, fan)
Supply & install 1x new GPO in shaving cupboard
Supply & install 1x new 3 gang switch
Toilet:
Remove existing light fitting
Supply & install 1x new 90mm tri colour LED downlight

Lounge:
Relocate phone/internet to lounge to behind tv
Remove existing fan
Supply & install 4x new 90mm tri colour LED downlights
Supply & install 1x new 52" Brilliant Lighting Vector ceiling fan
Outside:
Remove existing light fitting @ back patio.
Supply & install 1x round Bunker light.
Remove existing light fitting @ front door
Supply & install 1x new 90mm tri colour LED downlight

New Pool circuit:
Supply & install new 32A pool circuit
Supply & install new 32A RCBO for circuit protection
Supply & install new 6mm earth cable for pool bond
Supply & install 2x WP GPOs

Existing light / switch replacement:

Supply & replace throughout house:
3x 1 gang switches
5x 2 gang switches
1x 4 gang switches
13x GPOs
3x GPO + USB
4x TV/internet

Variations:
Laundry - Install additional GPO above / next to bench near washing machine
Kitchen - Install additional under bench GPO for microwave

* Date of test 18 / 07 / 2025 * Electrical contractor licence number 88710
Name on contractor licence JAMES PONTING
Electrical contractor phone number 0433 353 945

For **electrical installations**, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation.

For **electrical equipment**, this certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

Name JAMES PONTING

Person who performed, or person who is responsible for, the electrical work

Signature



Date 04 / 08 / 2025

This form is to be used for the purposes of sections 68, 69 and 70(1)(a) of the Building Regulation 2021, to state the aspect work for a single detached class 1a building and class 10 building and structure is compliant with the building development approval.

Additional explanatory information is included in the Appendix at the end of the form.

1. Indicate scope of the aspect/s	Scope of the aspect work Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2018 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 LOW STORY MAIN BATHROOM	
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 number, street, suburb/locality and postcode):	
	32 MILLIKEN CCT, FORREST LAKE	
	State: QLD	Postcode: 4078
	Lot and plan details (attach list if necessary):	
	N/A	
	Local government area the land is situated in:	
BRISBANE CITY COUNCIL		
3. Building/structure description	Building / structure description: LOW STORY HOUSE Dwelling Additions and Alterations	Class of building/structure: 1a

4. Description of aspect/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	Using HYDROBAN to apply waterproofing to the walls, floors, wall and floor junctions, penetrations, and shower areas in the following rooms: laundry, toilet and bathrooms including wet stop angle installation across the wet area doorways.	
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 by the QBCC licensee.	HYDROBAN waterproof membrane applied by the below mentioned QBCC licenses as per AS3740-2021 Building Code of Australia Vol 2 Part H4D2 and the product manufacturers installation guidelines.	
6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	Australian Standards AS3740 2021 or 10.2 of ABCB Housing provisions, AS/NZS 4858 – 2018, NCC 2022 Vol. 2 H4D2, Approved plans by The Building Approval Company N/A Manufacturers installation guidelines.	
7. Building certifier reference number and building development approval number	Building certifier reference number:	Development approval number:
	N/A	N/A
8. QBCC licensee details The QBCC licensee must, when the person carries out the aspect work, hold a license of an appropriate class under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) for the aspect work (or who may, under the QBCC Regulation, give a QBCC licensee certificate for aspect work).	Name (in full):	
	DEREK VEIVERS	
	Company name (if applicable):	Contact Person:
	RENOVATE RIGHT HOMES PTY LTD DEREK VEIVERS	
	Business phone number:	Mobile number:
	0410 345 980	
	Email address: renovaterighthomes@outlook.com	
	Postal address:	
	41 DOOLAN STREET ORMEAU	
	State:	Postcode:
	QLD 4208	
	Licence class: WATERPROOFING	
	Licence number: 15519269	
	Date approval to inspect received from building certifier: N/A	
9. Signature of QBCC licensee	Signature:	Date:
	<i>Derek Veivers</i>	6 TH AUGUST 2025

LOCAL GOVERNMENT USE ONLY

Date Received		Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: a Queensland Building and Construction Commission (QBCC) licensee who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate, commits an offence and is liable to a maximum penalty of 100 penalty units.

Who can complete this certificate? (section 68 and 69 of the Building Regulation 2021 (BR2021))

A person who holds an appropriate class of licence issued under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) can give a QBCC licensee certificate for an aspect of work provided they:

- have **carried out** the aspect work (i.e. occupational licensee), or
- can under the QBCC Regulation give a QBCC licensee certificate for the aspect work (i.e. contractor licensee).

When is a Form 43 used? (sections 68 and 70 of the BR 2021)

A QBCC licensee completes this form, if they have carried out the aspect work (or authorised under the QBCC Regulation) that is subject to a building development approval for a single detached class 1a building or a class 10 building or structure. The QBCC licensee must complete the form informing the building certifier how the aspect work complies with the building development approval.

The QBCC licensee for the aspect of work may give this completed form to the building certifier or competent person (inspections).

Competent person (section 10 of the Building Act 1975 and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help or design-specification help. The building certifier is required to keep detailed records about what was considered when appointing the competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

Inspection help (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

For further information about conducting inspections for detached class 1a and 10 buildings or structures, refer to the **Guideline for inspections of class 1 and 10 buildings and structures**.

It is good practice for the building certifier or competent person accepting and relying on this form to check that the QBCC licensee giving the form holds the appropriate (and valid) licence class for the aspect work, and the information is correct.

Other relevant aspect/inspection certificates (forms) required under the BR 2021

Form 12 – Aspect Inspection Certificate (Appointed Competent Person) – for aspects of a stage or other aspect work for all classes of buildings and structures the building certifier may accept and rely on a Form 12 given to them by the appointed competent person stating the aspect work is compliant with the building development approval.

Form 30 – QBCC licensee aspect certificate for accepted development (self-assessable) – section 70 allows the QBCC licensee to give a Form 30 to the builder for the building work or the owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.

Form 16 – Inspection certificate is accepted and relied on by the building certifier that a stage of work complies with the building development approval.

Visit the [Business Queensland website](#) for all published building forms.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the Building Act 1975. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

This form is to be used for the purposes of sections 68, 69 and 70(1)(a) of the Building Regulation 2021, to state the aspect work for a single detached class 1a building and class 10 building and structure is compliant with the building development approval.

Additional explanatory information is included in the Appendix at the end of the form.

1. Indicate scope of the aspect/s	Scope of the aspect work Scope of the work covered by the licence class under the Queensland Building and Construction Commission Regulation 2018 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 LOW STORY ENSUITE	
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 number, street, suburb/locality and postcode):	
	32 MILLIKEN CCT, FORREST LAKE	
	State: QLD	Postcode: 4078
	Lot and plan details (attach list if necessary):	
	N/A	
	Local government area the land is situated in:	
BRISBANE CITY COUNCIL		
3. Building/structure description	Building / structure description: LOW STORY HOUSE Dwelling Additions and Alterations	Class of building/structure: 1a

4. Description of aspect/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	Using HYDROBAN to apply waterproofing to the walls, floors, wall and floor junctions, penetrations, and shower areas in the following rooms: laundry, toilet and bathrooms including wet stop angle installation across the wet area doorways.	
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 by the QBCC licensee.	HYDROBAN waterproof membrane applied by the below mentioned QBCC licenses as per AS3740-2021 Building Code of Australia Vol 2 Part H4D2 and the product manufacturers installation guidelines.	
6. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	Australian Standards AS3740 2021 or 10.2 of ABCB Housing provisions, AS/NZS 4858 – 2018, NCC 2022 Vol. 2 H4D2, Approved plans by The Building Approval Company N/A Manufacturers installation guidelines.	
7. Building certifier reference number and building development approval number	Building certifier reference number:	Development approval number:
	N/A	N/A
8. QBCC licensee details The QBCC licensee must, when the person carries out the aspect work, hold a license of an appropriate class under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) for the aspect work (or who may, under the QBCC Regulation, give a QBCC licensee certificate for aspect work).	Name (in full):	
	DEREK VEIVERS	
	Company name (if applicable):	Contact Person:
	RENOVATE RIGHT HOMES PTY LTD DEREK VEIVERS	
	Business phone number:	Mobile number:
	0410 345 980	
	Email address: renovaterighthomes@outlook.com	
	Postal address:	
	41 DOOLAN STREET ORMEAU	
	State:	Postcode:
	QLD 4208	
	Licence class: WATERPROOFING	
	Licence number: 15519269	
	Date approval to inspect received from building certifier:	
N/A		
9. Signature of QBCC licensee	Signature:	Date:
	<i>Derek Veivers</i>	6 TH AUGUST 2025

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Appendix – explanatory information

IMPORTANT NOTE: a Queensland Building and Construction Commission (QBCC) licensee who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate, commits an offence and is liable to a maximum penalty of 100 penalty units.

Who can complete this certificate? (section 68 and 69 of the Building Regulation 2021 (BR2021))

A person who holds an appropriate class of licence issued under the Queensland Building and Construction Commission Regulation 2018 (QBCC Regulation) can give a QBCC licensee certificate for an aspect of work provided they:

- have **carried out** the aspect work (i.e. occupational licensee), or
- can under the QBCC Regulation give a QBCC licensee certificate for the aspect work (i.e. contractor licensee).

When is a Form 43 used? (sections 68 and 70 of the BR 2021)

A QBCC licensee completes this form, if they have carried out the aspect work (or authorised under the QBCC Regulation) that is subject to a building development approval for a single detached class 1a building or a class 10 building or structure. The QBCC licensee must complete the form informing the building certifier how the aspect work complies with the building development approval.

The QBCC licensee for the aspect of work may give this completed form to the building certifier or competent person (inspections).

Competent person (section 10 of the Building Act 1975 and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help or design-specification help. The building certifier is required to keep detailed records about what was considered when appointing the competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

Inspection help (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

For further information about conducting inspections for detached class 1a and 10 buildings or structures, refer to the **Guideline for inspections of class 1 and 10 buildings and structures**.

It is good practice for the building certifier or competent person accepting and relying on this form to check that the QBCC licensee giving the form holds the appropriate (and valid) licence class for the aspect work, and the information is correct.

Other relevant aspect/inspection certificates (forms) required under the BR 2021

Form 12 – Aspect Inspection Certificate (Appointed Competent Person) – for aspects of a stage or other aspect work for all classes of buildings and structures the building certifier may accept and rely on a Form 12 given to them by the appointed competent person stating the aspect work is compliant with the building development approval.

Form 30 – QBCC licensee aspect certificate for accepted development (self-assessable) – section 70 allows the QBCC licensee to give a Form 30 to the builder for the building work or the owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.

Form 16 – Inspection certificate is accepted and relied on by the building certifier that a stage of work complies with the building development approval.

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This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

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.

Street address	32 Milliken Circuit		
		Suburb/locality	Forest Lake
State	QLD	Postcode	4078

Lot and plan details (*attach list if necessary*)

Local government area the land is situated in

Brisbane City Council

2. Description of aspect/s certified

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

Fabrication of the Pool Safety Fence including gates.

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.

AS1926.1-2012 Section 3

(Appendix A) – Strength & Rigidity of Openings

A test was carried out in accordance with AS 1926.1 Appendix A – “Test for Strength and Rigidity of Fencing Openings” To determine that the fencing supplied as described above is sufficiently strong and rigid to prevent an opening from being forced to a size that would allow a young child to gain entry.

In accordance with the “Test for Strength and Rigidity of Fencing Openings” described in AS 1926.1, a force was applied to the test object in an attempt to force it through the openings in the fence and/or gate.

The apparatus was used on each opening of the fencing as described above where the conical end of the test object was inserted into the opening under test and a force of 150N was steadily applied in an attempt to force the body of the object through the opening to simulate the action of a child trying to gain entry through the pool fence/gate.

It was found that the test object did not pass through any opening in the fencing.

4. Reference documentation

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

Flat Top Panels have been tested under AS 1926.1-2012 – Scope Testing Services Report # QRN04-0964

Flat Top Gates have been tested under AS 1926.1-2012 – Scope Testing Services Report # QRN04-0964

5. Building certifier reference number and building development approval number

Building certifier reference number	NOT APPLICABLE	Building development application number (if available)	
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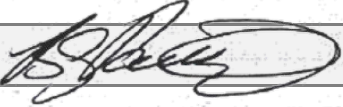
6. Appointed competent person details

Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name (in full)	Bevan Partridge		
Company name (if applicable)	JAR Fabrications Pty Ltd		
Contact person	Bevan Partridge		
Business phone number	07 3245 7610	Mobile	0414 747 629
Email address	hiliner1@bigpond.com		
Postal address	Unit 8 / 176 Redland Bay Road		
		Suburb/locality	Capalaba
State QLD	Choose an item.	Postcode	4157
Licence class or registration type (if applicable)	Non-Structural Metal Fabrication & Installation. Glass, Glazing & Aluminium.		
Licence or registration number (if applicable)	1086675		

9. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

Signature		Date	22/07/2025
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Date received	Click or tap to enter a date.	Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (sections 10 of the *Building Act 1975* (Building Act) and 73 of Building Regulation 2021 (BR 2021))

A building certifier can accept from a competent person (design – specifications) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

For a competent person to meet the regulation requirements (section 77 of the BR 2021) they must substantially complete all sections of this form, including information, such as the design of a particular material, system, method of building or that a building element complies with the Building Code of Australia or a provision of the Queensland Development Code. It is also important that the details of the relevant reference documents are included, for example, the applicable Australian Standards or other technical provisions that may be applicable to the subject work.

What is the purpose of this form? (section 10 of the *Building Act 1975*)

The information in this form informs the building certifier's decision making when they are assessing a building development application and issuing the building development approval for the building work the subject of the certificate (form).

When is this form not required?

The assessment of some building applications will be entirely within the expertise of the relevant building certifier and therefore they may not seek the help of a competent person. In these instances, this form is not required.

Is a manufacturer or supplier required under the BR 2021 to complete and sign this Form 15, if requested?

No. A manufacturer or supplier of building materials is not required to complete and give this form or any aspect and inspection certificates if requested by a construction contractor, builder, appointed competent person, or a building certifier.

However, a manufacturer or supplier may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a manufacturers statement for an aspect or material that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design or specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day. The building certifier can also decide an individual is a competent person (design-specification) and a competent person (inspection) at the same time or for the same systems or components of the work.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

PRIVACY NOTICE

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This form is to be used for the purposes of sections 74 and 77 of the Building Regulation 2021 (appointed competent person statement that an aspect of work has been completed and complies with the building development approval).

Information about how to complete this form is in the Appendix at the end of the form.

1. Indicate the aspect of the building work

Examples of aspects of the stage of building work (and not limited to the examples provided below): waterproofing, tiling, glazing, energy efficiency, emergency lights, exit signs, smoke detection, air-conditioning.

Aspect of building work (indicate the aspect)

Domestic Class 1a & 2 Buildings Smoke alarm/s installation & commission / testing

The installation methods and equipment selection are compliant to the following Regulations and Standards. AS/NZS 3000, The Queensland Electrical Safety Regulation 2013, AS 3786:2014, Building Regulation 2021,

The smoke alarm systems operational functionality is tested to AS 1851:2012

Where required, manufacturers installation instructions have been met

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	32 Milliken Cirt		
	Suburb/locality	Forest Lake	
State	QLD	Postcode	4078
Lot and plan details (<i>attach list if necessary</i>)			
Local government area the land is situated in			

3. Building/structure description

Building/structure description

Under the N.C.C. Class 1a or 2

Class of building/structure

4. Description of the extent of aspect/s certified

Clearly describe the extent of work covered by this certificate, i.e. all structural aspects of the steel roof beams and location i.e. what floors the work was on, the parts of a room.

All smoke alarm equipment supplied and installed:

- Meets the requirement of a photoelectric type sensor only
- Has a date of manufacturer of 2022
- Is manufactured to AS 3786:2014
- Where required, Interconnected as per NCC 3.7.5.2 & the Building Regulation 2021
- Connected to unswitched mains power or 10 year lithium battery

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.

All smoke alarms and auxiliary equipment are installed and tested to the Wiring Rules (AS/NZS 3000), The Queensland Electrical Safety Regulation 2013, the manufacturer's installations instructions, and to the extent it is affected by the electrical work, is electrically safe.

All smoke alarms and any associated components are tested to AS 1851:2012
Refer to Section 6; cl 6.4.2

6. Reference documentation

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

Fire and Emergency Services Regulation 2011, Building Regulation 2021, Building Fire Safety Regulation 2008

If supplied, the location and wiring interconnections are detailed on the certifiers approved plans.

7. Building certifier reference number and building development approval number

Building certifier's name (in full)			
Building certifier reference number		Development approval number	

8. Details of appointed competent person

Name (<i>in full</i>)	Trent Langmaid		
Company name (<i>if applicable</i>)	MEGATEC ELECTRICS		
Contact person	Trent Langmaid		
Business phone number		Mobile	0423286460
Email address	trent@megatecelectrics.com.au		
Postal address	11-12 Koorong Court		
		Suburb/locality	Alexandra Hills
State	QLD	Postcode	4161
Licence class or registration type (<i>if applicable</i>)	Electrical Contractor		
Licence class or registration number (<i>if applicable</i>)	125473 82887		
Date request to inspect received from building certifier	Click or tap to enter a date.		

9. Signature of appointed competent person

Signature		Date	3/02/2023
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LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: a competent person who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate (Form 12), commits an offence and is liable to a maximum penalty of 100 penalty units.

When is this certificate needed? (sections 10 of the *Building Act 1975* (Building Act) and 75 of Building Regulation 2021 (BR 2021))

When performing a building certification function, a building certifier may accept and rely on **an aspect inspection certificate** from an appointed competent person to satisfy themselves that an aspect of work has been completed and complies with the building development approval.

For a single detached class 1a building a building certifier can only accept this form for an aspect of work that is for

- boundary clearance if the appointed competent person is a cadastral surveyor, and,
- the reinforcement of footing systems if the appointed competent person is the appropriate registered professional engineer. For further information about inspections for detached class 1a and 10 buildings or structures, refer to **Guideline for inspections of class 1 and 10 buildings and structures**.

Who can sign this certificate (Form 12)? (Part 9, Division 2, Section 74 of the BR 2021)

A person assessed and appointed as a competent person (inspections) must complete the approved form (Form 12) and give it to the building certifier after they (1) inspect the aspect of work; and (2) are satisfied the aspect of work has been completed and complies with the building development approval.

Competent person (section 10 Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help or design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

Inspection help (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

How to complete this form

Section 1 – Aspect of building work

An aspect of building work means a component of a stage of the building work, for example water proofing. A stage of assessable building work (requires a building development approval) is a stage of the work, prescribed by regulation, that may be inspected, or stated in a building development approval by the relevant building certifier.

Section 2 – Property description

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

Section 3 – Building / structure description

Describe the type of building or structures and provide the classification determined under the National Construction Code (NCC). The NCC can be accessed at the Australian Building Codes Board's website.

Section 4 – Describe the extent or location of the aspect work inspected.

Clearly describe the extent of work covered by this certificate, i.e. all structural aspects of the steel roof beams and location i.e. what floors the work was on, the parts of a room.

Sections 5 – Basis for the certification and section 6 Reference documentation (section 77 of BR 2021)

The appointed competent person (inspections) must state the basis for giving the certificate (Form 12) including the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications to make their decision that the aspect of work has been completed and complies with the building development approval.

Under the regulation (section 76) the appointed competent person (inspections) may accept and rely on a certificate (Form 12) from another appointed competent person (inspections) without inspecting the work. Although this can only be done if the inspection was carried out in accordance with best industry practice.

Other relevant inspection / aspect forms

Aspect work – assessable building work: Form 43 – Aspect certificate (completed by a QBCC licensee) for aspect work for a single detached class 1a building and class 10 buildings and structures.

Aspect work not subject to a building development approval - accepted development (self-assessable): Form 30 – (completed by a QBCC licensee) given to either the builder or building owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.

Stages of work: Form 16 – Inspection certificate (completed by a building certifier or competent person) for a stage of work.

Building design – specification: Form 15 – Compliance certificate for building design or specification (completed by the appointed competent person (design – specification)) - for an aspect of stating a building design – specification will, if installed or carried out to the detail under this Form will comply with the building assessment provisions.

For all other building forms and guidelines visit the [Business Queensland website](#).

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

This form is the approved form that must be used in accordance with sections 98 and 99 of the *Building Act 1975*.

Note: The building certifier for the work must give this signed form to the owner as the final inspection certificate for a swimming pool or swimming pool barrier certifying the work is compliant with the building development approval.

1. Swimming pool owner details

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

Name (*natural person or company*)

Simone York & Alicia Fiddler

2. Property description where swimming pool is located

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 32 Milliken Circuit

Suburb/locality

Forest Lake

State

QLD

Postcode

4078

Lot and plan details (*attach list if necessary*)

425 SP149443

Local government area the land is situated in

Brisbane City Council

3. Type of swimming pool

A shared pool is one in which the residents of two or more dwellings will have a right to use the pool.

☐ Non-shared pool ☐ Shared pool

4. Exemptions granted by local government (if applicable)

Details of exemption

Date exemption granted

5. Restrictions on the use or occupation of the swimming pool or swimming pool barrier

If the building work uses a building solution restricting the use or occupation of the swimming pool or swimming pool barrier, state the restriction.

For example, a restriction requiring a minimum depth for a permanent body of water forming part of a swimming pool barrier to be maintained.

Restrictions

The following restrictions apply to the use or occupation of the swimming pool or swimming pool barrier:

6. Performance solution

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 swimming pool owners and occupiers with a concise and practical explanation of performance solutions that may have some operational implications on the use of the swimming pool or swimming pool barrier. This will also help ensure the ongoing use of the swimming pool or swimming pool barrier and any future modifications do not compromise compliance with the performance requirements of the applicable Queensland Development Code.

Performance solution requirements

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

7. Certification

This form must be used by building certifiers to certify compliance of swimming pools and swimming pool barriers pursuant to section 10 of the *Building Act 1975* for the performance of building certification functions.

I certify that on an inspection carried out in accordance with best industry practice, the building work complies with the building approval and/or certificates of inspection were accepted from competent persons.

Stage	Date of inspection	Date of certificate
Final	29 Jul 2025	03 Aug 2025

8. Building certifier

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

Name of building certifier (in full)	Martin Ruffle		
Licence number	A1088234		
Signature			
Building approval reference number	2513122	Date	03 Aug 2025

OFFICE USE ONLY

Fee payable \$		Date received	Click or tap to enter a date.	Receiving Officer's signature	
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