

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)

INSTALLATION FOR PILED CONCRETE SLEEPERS RETAINING WALL, INCLUDING: FOUNDATIONS, SLEEPERS, DRANING MATERIAL, GEOTEXTILE LAYER & AGI PIPE DRAIN

QA HAS BEEN UNDERTAKEN BY THE WRB QMS (App)

### 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	96-124 RAYNBIRD ROAD		
	Suburb/locality	NARANGBA	
State	QLD	Postcode	4054

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

Proposed Allotments Subdivision (STAGE 5)

Local government area the land is situated in

MORETON BAY REGIONAL COUNCIL

### 3. Building/structure description

Building/structure description

PILED CONCRETE SLEEPER RETAINING WALLS

Class of building/structure

CLASS 10b BUILDING

#### 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.

We have undertaken an inspection of the visible structural elements of the building via site inspection and via WRB QMS (App) to establish that it has been constructed reasonably in accordance with the intent of the structural design.

INSTALLATION OF RETAINING WALL FOUNDATIONS/ SLEEPERS/ DRAINING MATERIAL/ GEOTEXTILE LAYER & AGI PIPE DRAIN – Inspection of foundations depths by QA documentation provided WRB Fencing and Constructions completed on 03/11/2021 for:

LOT 731 STAGE 4

WALL 70 - Lot 536

WALL 7 - Lot 562

WALL 69 - Lot 537

WALL 67 - Lot 510

WALL 66 - Lot 513

WALL 65 - Lot 508

WALL 55 - Lot 526

WALL 54 - Lot 525

WALL 58 - Lot 514

WALL 53 - Lot 524

WALL 57 - Lot 514

WALL 52 - Lot 523

WALL 8 - Lot 563

WALL 51 - Lot 538

WALL 79 - Lot 504

WALL 5 - Lot 560

WALL 56 - Lot 527

WALL 77 - Lot 505

WALL 49 - Lot 540

WALL 76 - Lot 506

WALL 29 - Lot 550

WALL 3 - Lot 558

WALL 30 - Lot 549

WALL 31 - Lot 548

WALL 33 - Lot 515

WALL 34 - Lot 516

WALL 35 - Lot 517

WALL 36 - Lot 518

WALL 45 - Lot 543

WALL 46 - Lot 542

WALL 47 - Lot 540

WALL 48 - Lot 541

WALL 44 - Lot 544
WALL 64 - Lot 508
WALL 63 - Lot 509
WALL 62 - Lot 510
WALL 61 - Lot 511
WALL 60 - Lot 512
WALL 59 - Lot 513
WALL 41 - Lot 522
WALL 42 - Lot 546
WALL 40 - Lot 522
WALL 4 - Lot 559
WALL 39 - Lot 521
WALL 38 - Lot 520
WALL 37 - Lot 519
WALL 24 - Lot 549
WALL 25 - Lot 548
WALL 23 - Lot 550
WALL 28 - Lot 551
WALL 22 - Lot 551
WALL 27 - Lot 547
WALL 21 - Lot 552
WALL 20 - Lot 553
WALL 75 - Lot 532
WALL 19 - Lot 555
WALL 74 - Lot 532
WALL 73 - Lot 533
WALL 18 - Lot 556
WALL 72 - Lot 534
WALL 17 - Lot 564
WALL 71 - Lot 535
WALL 10 - Lot 558
WALL 26 - Lot 547
WALL 11 - Lot 559
WALL 12 - Lot 560
WALL 43 - Lot 545
WALL 13 - Lot 561
WALL 50 - Lot 539
WALL 14 - Lot 562
WALL 6 - Lot 561
WALL 15 - Lot 563
WALL 68 - Lot 509
WALL 16 - Lot 564
WALL 78 - Lot 505
WALL 1 - Lot 557
WALL 80 - Lot 503
WALL 81 - Lot 502

WALL 82 - Lot 501
WALL 83 - Lot 501
WALL 84 - Lot 556
WALL 85 - Lot 556
WALL 85 - Lot 556
WALL 86 - Lot 555
WALL 86 - Lot 555
WALL 87 - Lot 554
WALL 87 - Lot 554
WALL 88 - Lot 553
WALL 88 - Lot 553
WALL 89 - Lot 552
WALL 89 - Lot 552
WALL 9 - Lot 564
WALL 90 - Lot 514
WALL 90 - Lot 514
WALL 91 - Lot 514
WALL 91 - Lot 514
WALL 92 - Lot 514
WALL 93 - Lot 513
WALL 94 - Lot 512
WALL 95 - Lot 512
WALL 95 - Lot 512
WALL 96 - Lot 511

\*Please refer to *WRB BLUEBEAM MARKUP ON: PEAK URBAN WRB MARKUP*, PROJECT NO: 20-0191  
SHEETS: 102,103 DATED :04.02.2021

## 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.

The relevant Australian Standard Codes, specifications and references relied upon in the periodic inspections of the building works are as follows:

AS 4678;  
AS 3600;  
AS 4100;

On inspection/s carried out in accordance with best industry practice, the wall reinforcement system/s inspected complied generally with our recommendations, and the preparations prior to concrete pouring, as could be visually inspected, were in accordance with good building practice. Materials have not been tested to verify physical properties.

For the design intent of the reinforcement wall system/s to be achieved, all of the following must occur:-

- The site conditions and preparations must be maintained in good order, i.e. all reinforcement must be held in its correct position, the specified cover achieved, the core of the walls must be kept free of loose material, and the proper cover must be achieved.
- All of the concrete supplied must be of consistent good quality and comply with the design specifications for strength, slump and aggregate size.
- All concrete must be placed in accordance with good building practice and the concrete must be cured correctly.

Note 1: This approval does not release the builder and/or contractor from any obligations to the Local Government Authority.

## 6. Reference documentation

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

STRUCTURAL DESIGN BY: ARCOS GROUP  
PROJECT No.: 210015-DR-S-(3)  
SHEETS: 100 TO 115  
DATED: 05/07/2021

GEOTECHNICAL REPORT BY: ARCOS GROUP  
PROJECT No.: AG.210015-RPT-G-01\_[0]  
DATED: 15/03/2021

WRB's BLUEBEAM MARKUP ON: PEAK URBAN  
PROJECT No.: 20-0191  
DRAWING:102-103  
DATED: 04/02/2021

## 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 (in full)	GARETH BRADLEY		
Company name (if applicable)	ARCOS GROUP		
Contact person	AS ABOVE		
Business phone number	-	Mobile	-
Email address	GARETHBRADLEY@ARCOSGROUP.COM.AU		
Postal address	PO BOX 9068		
		Suburb/locality	WYNNUM
State	QLD	Postcode	4178

Licence class or registration type <i>(if applicable)</i>	R.P.E.Q.
Licence class or registration number <i>(if applicable)</i>	19564
Date request to inspect received from building certifier	Click or tap to enter a date.

## 9. Signature of appointed competent person

Signature		Date	3/11/2021
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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.