

# Certificate / Interim Certificate of Classification

# 11

<p><b>1. Type of Certificate</b> Indicate the type of Certificate of Classification being issued.</p> <p><b>Interim Certificate:</b> 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.</p>	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;"><input checked="" type="checkbox"/> Certificate of Classification</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> Interim Certificate of Classification</div> </div> <p>Date Interim Certificate of Classification will expire if applicable</p> <div style="border: 1px solid black; padding: 2px;">Not Applicable</div>										
<p><b>2. Owner details</b> If the applicant is a company, a contact person must be shown.</p>	<p>Name (natural person or company)</p> <div style="border: 1px solid black; padding: 2px;">Australand Holdings Ltd c/- Mr. Ron Van Haren</div>										
<p><b>3. Property description</b> The description must identify all land the subject of the application. The lot &amp; 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 (include No., street, suburb / locality and postcode)</p> <div style="border: 1px solid black; padding: 2px;">'Yungaba Promontory' 15-17 Anderson Street</div> <div style="display: flex; justify-content: space-between; border: 1px solid black; padding: 2px;"> <span>Kangaroo Point QLD</span> <span>Postcode 4169</span> </div> <p>Lot &amp; plan details (attach list if necessary)      In which local government area is the land situated?</p> <div style="display: flex; justify-content: space-between; border: 1px solid black; padding: 2px;"> <div style="border: 1px solid black; padding: 2px;">Lot 325 SP38356</div> <div style="border: 1px solid black; padding: 2px;">Brisbane City Council</div> </div>										
<p><b>4. Classification</b> 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.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Part of Building / Description</th> <th style="width: 30%;">Class of Building / Part</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <b>Residential Tower</b> <ul style="list-style-type: none"> <li>Portion of ground floor (River End) 2x single occupancy units</li> <li>Level 1 - Level 6 (single occupancy units)</li> </ul> </td> <td style="vertical-align: top;">                     Class 2 Class 2                 </td> </tr> <tr> <td style="vertical-align: top;"> <b>Car park</b> <ul style="list-style-type: none"> <li>Remainder portion of Ground floor</li> <li>Basement</li> </ul> </td> <td style="vertical-align: top;">                     Class 7a Class 7a                 </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Part of Building / Description	Class of Building / Part	<b>Residential Tower</b> <ul style="list-style-type: none"> <li>Portion of ground floor (River End) 2x single occupancy units</li> <li>Level 1 - Level 6 (single occupancy units)</li> </ul>	Class 2 Class 2	<b>Car park</b> <ul style="list-style-type: none"> <li>Remainder portion of Ground floor</li> <li>Basement</li> </ul>	Class 7a Class 7a				
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<p><b>5. Max No. of people permitted</b> If applicable, state the maximum number of people permitted in the building and the portion it applies to.</p>	<p>Maximum population      Part of building</p> <div style="border: 1px solid black; padding: 2px;">As per the deemed-to-satisfy provisions of the Building Code of Australia 2007</div>										
<p><b>6. Restrictions on the use or occupation of the building</b> 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> <div style="border: 1px solid black; padding: 2px; min-height: 200px;">N/A</div>										

**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.

**Alternative solution requirements**

The building (*refer attached drawing*) is subject to an Alternative Building Solution satisfying the Performance Requirements of the Building Code of Australia 2007. The ongoing management of the building should take into account the conditions of the following:

- Philip Chun Stage 1 Development Permit (Building) – reference Q4690 dated 23 June 2010
- Philip Chun Stage 2 Development Permit (Building) including Statement of Reasons – reference Q4690 dated 29 October 2010
- The Fire Engineering Report Version A dated 03/02/2009 prepared by Fire Check Consultants Pty Ltd.
- The Fire Engineering Report Version B dated 15/03/2012 prepared by Fire Check Consultants Pty Ltd. (Note: Version B refers to DTS ceiling heights of 2.1m in corridors only, in lieu of 2.3m heights as previously referenced under Version A)

Any modification to the building(s) must take into consideration these conditions / recommendations. Advice from a suitably qualified fire safety engineer may be required to determine compliance is maintained.

**8. Building Certifier**

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

Name of building certifier (in full)

Philip Chun Building Code (Sean Igoe)

Licence number

A1020624

Signature

*S. Igoe*

Date

30/03/12

Building Approval Reference Number

Q4690