



Fire Service
O&M Manual

**1801 Penthouse
Tank Tower Apartments**

30 Tank Street,
Brisbane City QLD 4000

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1.0 CONTACT DETAILS





INSURANCE

| | |
|------------------------|--------------|
| Public Liability | \$20,000,000 |
| Professional Indemnity | \$10,000,000 |
| Work Cover | \$8,000,000 |

In Summary to engage a fire service, maintenance and installation company is a serious decision to make so why not choose the one that will offer you the best service from day one. Fire Boars methodology maximises compliance and minimises liability for all parties. Scheduled and reactive maintenance and potential future budget items are monitored at all times to meet site specific KPI's. Through open and honest communication combined with the implementation of such a personalised system and monitoring program, you will achieve savings over time through better maintained assets and greater asset reporting history.

Please do not hesitate to contact our team at your earliest convenience and Fire Boar would greatly appreciate the opportunity to meet with you in person where we can better present both ourselves and our company.

CONTACT DETAILS

Brisbane Branch

Address: 123 Boundary Rd, Rocklea QLD 4106

Phone: 1300 11 2627 - Option 1

Fax: 07 3208 6693

Mail: PO Box 1142,
Archerfield QLD 4108

Email: service@fireboar.com.au

Website: www.fireboar.com.au

Sunshine Coast Branch

Address: 1/35 Enterprise St, Kunda Park QLD 4556

Phone: 1300 11 2627 - Option 2

Fax: 07 5450 0826

Mail: PO Box 249, Bli Bli QLD 4560

Email: scservice@fireboar.com.au

"Minimise Liability and Maximise Compliance"
Please Contact Fire Boar before QFES Contact You!!!

2.0 FORM 12



This form is the approved form that must be used in accordance with 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)

Alterations of Fire Sprinkler System

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 | 30 Tank Street | | |
| | Suburb/locality | Brisbane | |
| State | QLD | Postcode | 4000 |
| Lot and plan details (<i>attach list if necessary</i>) | | | |
| Local government area the land is situated in | | | |
| Brisbane City Council | | | |
| 3. Building/structure description | | | |
| Building/structure description | | | |
| Tank Tower – Penthouse Apartment1801 | | | |

Class of building/structure

Class 2

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.

Sprinkler System

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.

Fire Sprinkler System in accordance with National Construction Code 2022 BCA Part E1D4 and AS2118.1-1999

6. Reference documentation

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

7. Building certifier reference number and building development approval number

| | |
|--|---|
| Building certifier's name (in full) | |
| Building certifier reference number | Building development approval number |

8. Details of appointed competent person

| | | | |
|--|-------------------------------|-----------------|-------------|
| Name (in full) | Nick Varley | | |
| Company name (if applicable) | FIRE BOAR PTY LTD | | |
| Contact person | Nick Varley | | |
| Business phone number | 07 3208 6692 | Mobile | |
| Email address | service@fireboar.com.au | | |
| Postal address | PO Box 1142 | | |
| | | Suburb/locality | Archerfield |
| State | QLD | Postcode | 4108 |
| Licence class or registration type (if applicable) | BSA Company Licence | | |
| Licence class or registration number (if applicable) | 1148085 | | |
| Date request to inspect received from building certifier | Click or tap to enter a date. | | |

9. Signature of appointed competent person

| | | | |
|-----------|---|------|------------|
| Signature |  | Date | 25/11/2024 |
|-----------|---|------|------------|

LOCAL GOVERNMENT USE ONLY

| | | | |
|---------------|-------------------------------|--------------------|--|
| Date received | Click or tap to enter a date. | Reference number/s | |
|---------------|-------------------------------|--------------------|--|

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? (section 10 of the *Building Act 1975* (Building Act) and sections 74 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 (inspection) is a cadastral surveyor, and,
- the reinforcement of footing systems or formwork and reinforcement for a slab if the appointed competent person (inspection) is a registered professional engineer.

For further information about inspections for detached class 1a and 10 buildings or structures, refer to **Guidelines for inspection of class 1a 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 (inspection) 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 of the Building Act 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 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 (inspection) 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 (inspection) may accept and rely on a certificate (Form 12) from another appointed competent person (inspection) 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.

Attachment to Form 12— Competent person information

NOTE: This form is used for the purposes of determining competency and to support the appended Form 12 Aspect Inspection Certificate (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. 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 (Section 34 of the BR 2021).

| | | |
|---|----------------|---------------------|
| 1. Competent person details NOTE: The competent person must sign the appended form 12 | Name | Nick Varley |
| | Position | Director |
| | Licence number | 1148085 |
| | Licence class | BSA Company License |
| 2. Insurances (If provided) | Provider | |
| | Policy number | |

3. Competent Person Overview

Over 30 years experience in the Fire Industry

Previous Owner of Reliable Fire & Safety for 7 years

A previous member of the Fire Protection Industry Board Management & Licensing Committee for several years. During this period Nick wrote the exam papers for licensing of individuals in Fire Hydrant System Certification in QLD.

4. Relevant experience

Experience and skills of person providing the Form 12 (list similar projects in terms of scale and type of work conducted). Show your experience with examples.

| Location | Project description/ role/ year |
|---|--|
| Major Universities, City Councils, Hospitals, Office Buildings & Apartment Blocks | Personally completed & Certified hundreds of Hydrant Installations of all sizes. |
| | |
| | |

5. Relevant qualifications

As applicable/ obtained

QBCC – Certify – Fire – Water-based System

QBCC – Certify – Install & Maintain Portables

QBCC - Inspect & Test Passive Fire Protection (Collars, Sealing)

QBCC – Fire Pumps Restricted

QBCC – Fire Detection, Alarm & Warning Systems Restricted

QBCC – Install & Maintain - Special Hazard Systems

Note – The competent person must sign the Form 12 Aspect Inspection Certificate

3.0 WARRANTY



Warranty

1. The Products supplied by Fire Boar to the Customer under this Agreement are covered by a 12 month warranty which shall commence from the date of completion of installation of Products, or for Products sold on a supply only or supply and commission basis upon delivery of the Products to the Customer (“Warranty Period”).
2. During the Warranty Period, any Products that prove to be defective will be repaired or replaced by Fire Boar at its option. Any postage and packaging expenses required to return the product to Fire Boar will be at the Customer’s cost.
3. The warranty provided under this Agreement is dependent upon regular maintenance work being carried out by Fire Boar to the relevant Australian Standard.
4. The parties agree that when evaluating a claim for defect, due allowance shall be made for fair wear and tear of the Product. Should the Customer or any other party attempt to install, carry out repairs, mal-operate or modify the Products in any way during the Warranty Period, Fire Boar shall be relieved of its obligations under the warranty provisions. In addition, the warranty does not cover work required to be done to repair a defect or damage caused by the Customer’s negligence, fault, neglect, abuse, incorrect use or as a result of vandalism, fire, water damage, power surge or other circumstance outside of Fire Boar’s control or that of the manufacturer.
5. The Customer shall inspect all Products upon delivery and within 5 business days of delivery, give notice to Fire Boar if any of the Products are not in accordance with the Customer’s order, including the specification.
6. Fire Boar will accept Products returned for credit where Fire Boar has incorrectly supplied a Product or Fire Boar’s carrier has damaged the Product in transit.
7. Customers may not return Products for credit without obtaining prior written authorization from Fire Boar.
8. Products returned for credit, except under above, shall be subject to a 15% or \$20.00 (whichever is greater) restocking fee and except where Products are returned under above, all freight charges for goods returned for credit shall be prepaid by the Customer unless otherwise approved by Fire Boar in writing.
9. Nothing in this clause limits or excludes the application of the *Competition and Consumer Act 2010 (Cth)* including the Australian Consumer Law. If the Customer is a “consumer” as defined in the Australian Consumer Law, the following provisions apply:
 - a. Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.
 - b. The benefits to the consumer given by this warranty are in addition to other rights and remedies of the consumer under applicable laws relating to the Product.
 - c. If a defect in the Product appears within 12 months, the Customer is entitled to submit a warranty claim by returning it to the address shown in the Contract

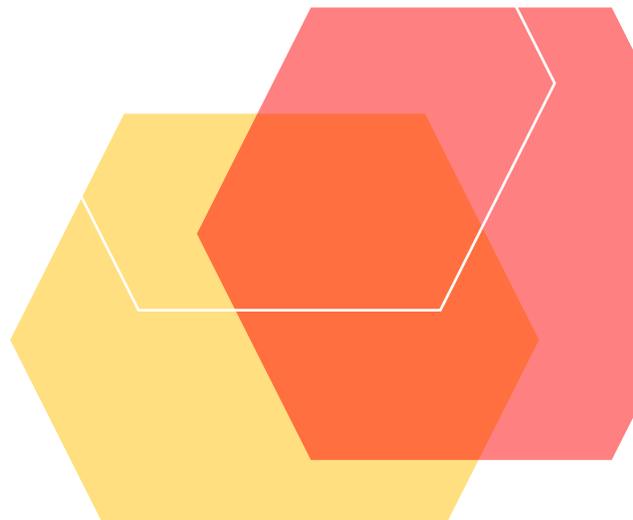
Details. When returning the Product, the Customer must ensure it is properly packaged so that no damage occurs during transit. Any postage and packaging expenses required to return the Product to Chubb will be at the Customer's cost.

- d. The Customer must provide the original or a copy of the proof of purchase and, where possible, include an explanation of the problem.
- e. If Fire Boar elects to repair the goods: goods presented for refurbished goods of the same type rather than being repaired may replace repair. Refurbished parts may be used to repair the goods; and if the goods are capable of retaining user generated data, the repair of the goods may result in the loss of the data.

For equipment forming part of the Goods, which equipment is not manufactured by Fire Boar, the original manufacturer's warranty will apply. Fire Boar's liability for such equipment shall not exceed the liability of the manufacturer. **(See below Manufacturer Warranty)**

- I. *During the Warranty Period, to the extent permitted by law, Customer's sole remedy with respect to breach of warranties set out in the clause immediately above will be to repair or replace (as Interactive Products may elect) any such defective Goods at Interactive Product's expense.*
- II. *The unexpired portion of the Warranty Period in respect of the original Goods shall cover the replacement or repaired Goods or for a period of 90 days, whichever is the greater.*
- III. *For equipment forming part of the Goods, which equipment is not manufactured by Interactive Products, the original manufacturer's warranty will apply. Interactive Product's liability for such equipment shall not exceed the liability of the manufacturer.*
- IV. *In respect of Goods that are not ordinarily acquired for personal, domestic or household use or consumption, the liability of Interactive Products for a breach of any condition or guarantee applied by law is limited at Interactive Product's option to the repair of the Goods, the supply of replacement Goods or payment of the cost of having the Goods supplied again.*
- V. *Interactive Product's liability under the Agreement will be reduced by the amount of any contributory loss or damage to the extent caused by Customer's act or omission.*
- VI. *To the extent that any goods or services supplied by Interactive Products are supplies to a 'consumer' as defined in the Australian Consumer Law, Interactive Products will comply with any applicable consumer guarantees and the following statement will apply: "Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure."*
- VII. *Customer acknowledges and agrees that, to the extent permitted by law, Interactive Products has no liability in contract, tort (including negligence or breach of statutory duty), by statute or otherwise for loss or damage (whether direct or indirect) of profits, opportunity, revenue, goodwill, bargain, production, contracts, business or anticipated savings, corruption or destruction of data or for any indirect, special or consequential loss or damage whatsoever.*

4.0 AS-INSTALLED DRAWINGS





Address: 123 Boundary Road, Rocklea, QLD, 4106
 Ph: 1300 11 BOAR (2627) website:www.fireboar.com.au

*This drawing is copyright and remains the property of Fireboar Pty Ltd. This drawing is issued in confidence and may not be altered, copied, transferred, sold or otherwise disclosed without written permission from Fireboar Pty. Ltd.
 Do not scale drawings. Written dimensions and volumes are to verified on site prior to proceeding with the installation. Discrepancies shall be raised with Fireboar Pty. Ltd*



The intent of this drawing has been produced with the intention of being viewed in a colour format for the purpose of clarity. Do not copy or print to black and white.

LEGEND OF SYMBOLS



⊙ BELOW CEILING SPRINKLER

| REV | DATE | DESCRIPTION | APP |
|-----|----------|--------------|-----|
| A | 26/11/24 | AS INSTALLED | A |

DRAWING REVISIONS

PROJECT

TANK TOWER APARTMENTS

30 TANK STREET, BRISBANE, QLD 4000

DRAWING TITLE

FIRE PROTECTION SERVICES

1801 PENTHOUSE

WET FIRE

STATUS

AS INSTALLED

| SCALE | DRAWN | CO-ORD | REVIEWED | APPROVED |
|-------|-------|--------|----------|----------|
| 1:100 | REY | - | - | - |

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 204419 | FS01-01 | A |