

2:30pm 22/08/23



Certificate on Practical Completion

This document is to be completed after the works have reached practical completion.

Your building insurance should now be in place

The date of practical completion may be stated on the builder's/contractors final progress claim.

Owner: Lucy Muston

M: 0423209050

Email: lucybeth1@hotmail.com

Supervisor: Neal Tompkins

Address: 20 Lashmar Crescent, Deeragun 4818

Site: 11 Cabral Court

Burdell QLD 4818

Lot 6128 on SP331380

Contract date:

19th April 2022

Start Date:

3rd November 2022

Due Completion Date:

18th August 2023

Actual Completion Date:

22nd Aug 2023 (Client's request)

Completion of works

The owner has inspected the works and:

- Acknowledge that the builder/contractor has duly performed the contract to the owner's satisfaction; and
- Agrees that the works have reached practical completion and are in good order except for the following:

Part 1

List here any minor defects or minor omissions that the owner and the builder/contractor agree exist and the time in which the builder/contractor will attend to these items.

Item	Minor Defect or Minor Omission	Date to be rectified
1	MINOR PAINT TOPS AS MARKED	30th Aug
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15	FINAL CLEAN BEFORE H/OVER	
16		
17		
18		

Owner:

A.J. Gabrielli

Date: 22-08-2023

Builder/Contractor:

Date: 22-08-2023

Payment authority

The owner authorises and directs the owner's lending body to pay the balance of the money payable under the contract immediately to the builder/contractor

Verticorp Pty Ltd trading as Fresh Homes ABN: 38115071317

PO Box 7082 Garbutt Q 4814 PH: (07) 47735865

Certificate of practical completion Townsville.doc Created on 8/9/2023 1:19:00 PM Rev1

Form 21—Final inspection certificate

Single detached class 1a buildings; and
class 10 buildings or structures.

NOTE	Please use form 17 for final certification of swimming pools and swimming pool fences.	
1. Owner details If the owner is a company, a contact person must be shown. All correspondence will be mailed to this address.  File Reference No 104653	Name Lucy Muston Company name <i>if applicable</i> Contact person Lucy Muston Phone no. <i>business hours</i> 0423209050 Mobile no. Fax no. Email address lucybeth1@hotmail.com Postal address 20 Lashmar Crescent Burdell QLD Postcode 4818	
2. Property description The description must identify all land the subject of the application. The lot & 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.	Street address <i>(Include no., street, suburb/locality & postcode)</i> 11 Cabral Court Burdell Postcode 4818 Lot & plan details <i>(Attach list if necessary)</i> Lot 6128 on SP 331380 In which local government area is the land situated? Townsville City Council	
3. Building description	Building description Dwelling New building / structure	Class of building / structure 1a
4. Building certifier reference number / approval number	Building certifier reference number 104653	Development approval number 104653
5. Performance Standards If the building work uses a performance based solution, list the performance requirements used.	Performance requirements Nil	

LOCAL GOVERNMENT USE ONLY
Date received

Reference Number/s

The *Building Act 1975* is administered by the
Department of Housing and Public Works



**Queensland
Government**

6. Certification

This form must be used by building certifiers to certify compliance of single detached class 1a buildings and class 10 buildings or structures (excluding swimming pools and swimming pool fences) in accordance with section 32(3) of the *Building Regulation 2006*.

The building certifier must give both to the owner and assessment manager a copy of the final inspection certificate.

Under section 21 of the *Building Regulation 2006* only a building certifier must sign a certificate of inspection for the Foundation and Excavation stage and the Final Inspection certificate.

I certify that on an inspection carried out in accordance with best industry practice, the building work for the above building or structure was inspected and complies with the building approval or certificates of inspection were accepted from competent persons at the following stages of the construction.

	Date of inspection	Date of certificate
Foundation and Slab Stage	07/12/2022	07/12/2022
Bond Beam Stage	09/02/2023	09/02/2023
Roof Frame Stage	15/02/2023	17/02/2023
Dwelling Final Stage	16/08/2023	16/08/2023

Dated this Day of 20

7. Building Certifier

Devcert

File Reference No 104653

Name of building certifier (In full)

Licence no.

Signature



Date

Postal address

Postcode

Phone no.

Mobile no.

Fax no













