



Form 12a Certificate of Compliance



Inspection, Maintenance and Reporting Procedures

Form 12a Section 108 (3) (c), Building Act 2004

Compliance Schedule Anniversary Date : 1st June

Building

Street Address **82 Wyndham Street, Auckland Central, Auckland**

Known As

Legal Description **Lot 4 DP 183932**

Building Name

Location Within Site

Level/Unit Number

Owner

Name **Argosy Property Number 1 Limited**

Mailing Address **PO Box 90214**

Victoria Street West

Auckland 1142

Specified Systems

The inspection, maintenance and reporting procedures of Compliance Schedule WOF20441593, reissued 01/04/2020, have been fully complied with during the 12 months prior to the date stated below in relation to the following specified systems:

Description of Specified System

Compliance Schedule Number WOF20441593

Signs for specified systems (Instructions for use)

Final Exit (means of escape to final exit)

Fire Separations (means of escape to final exits)

Signs for Communicating Information for Evacuation (means of escape to final exit)

Smoke Separation (means of escape to final exit)

Reports

The records of inspections and annual reports supporting these certificates are available from building owners IQP warrant of fitness agent BC Group, 47H Mount Wellington Highway, Mount Wellington, Auckland, PO Box 14 675, Panmure, Auckland, Phone (09) 577 1061, Email enquiries@bcgroup.co.nz

The signature below indicates certification and annual reports for all above systems supplied by IQP contractors have been sighted and are available at the location of the owners IQP agent.

Name **Ian Redshaw**

Signed

Position **BC Group. Approved IQP.**

IQP Reg. No.

110863

Date **16/05/2024**

Council

Auckland Council

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

May 2024

Inspector	BC Group Andrew Christini	Phone	
Mobile	021 379 594	Email	andrewchristini@hotmail.com
Inspection date	10/05/2024		
Inspection completed	Yes		
WOF location	Entrance Foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

April 2024

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	12/04/2024		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to	cdodds@argosy.co.nz	Email sent date	13/04/2024
General comments	Levels Ground and One are undergoing a major refurbishment and fitout for new tenant		

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

March 2024

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	22/03/2024		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to		Email sent date	
General comments	Ground and Level 1: major renovation underway - construction site		

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

Log book has been completed by the above inspector during monthly and annual visits	✓
Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

February 2024

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	22/02/2024		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

January 2024

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	18/01/2024		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

December 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	06/12/2023		
Inspection completed	Yes		

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

WOF location

Entrance foyer

Log book location

No Logbook on site. Electronic logbook with Argosy and SiteConnect

Email sent to

Email sent date

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

November 2023

Inspector BC Group Don Wilson

Phone 09 535 7275

Mobile 0274 801 868

Email don_wilson@xtra.co.nz

Inspection date 08/11/2023

Inspection completed Yes

WOF location Entrance foyer

Log book location No Logbook on site. Electronic logbook with Argosy and SiteConnect

Email sent to

Email sent date

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

October 2023

Inspector BC Group Don Wilson

Phone 09 535 7275

Mobile 0274 801 868

Email don_wilson@xtra.co.nz

Inspection date 05/10/2023

Inspection completed Yes

WOF location Entrance foyer

Log book location No Logbook on site. Electronic logbook with Argosy and SiteConnect

Email sent to

Email sent date

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

September 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	06/09/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

August 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	04/08/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy and SiteConnect
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

July 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	06/07/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
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Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

June 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	08/06/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	
BWOF on site comments	BWOF on display expired 1.6.23		

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✗
Log book has been completed by the above inspector during monthly and annual visits	✗

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

May 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	04/05/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✗
Log book has been completed by the above inspector during monthly and annual visits	✗

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

April 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	17/04/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
- Inspector comment Level 3: Boffa Miskell: Ceiling tile out in south office	



Fire Separations (means of escape to final exits)	✓
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March 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	16/03/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to	cdodds@argosy.co.nz, lesslemont@argosy.co.nz	Email sent date	16/03/2023

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✓
Log book has been completed by the above inspector during monthly and annual visits	✓

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
- Inspector comment Level 3: Boffa Miskell: Ceiling tiles out in South Office	

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland



Fire Separations (means of escape to final exits)	✓
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February 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	09/02/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

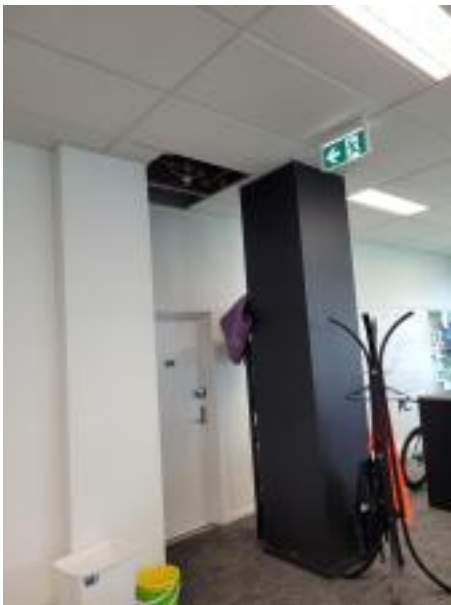
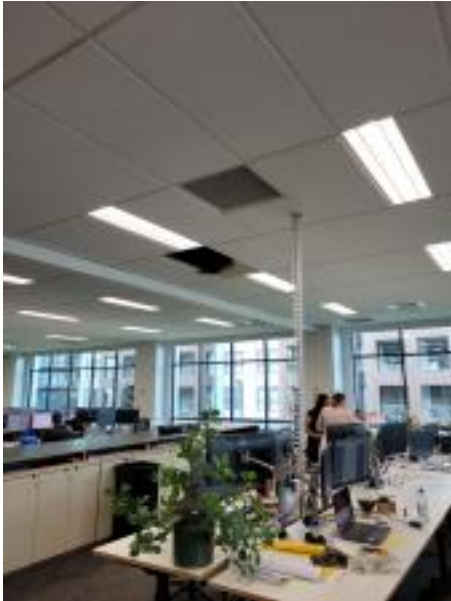
Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

- Inspector comment Level 3: Ceiling tiles out in Southern Office



Fire Separations (means of escape to final exits) ✓

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

January 2023

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	19/01/2023		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

December 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	19/12/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

November 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	04/11/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	No Logbook on site. Electronic logbook with Argosy
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
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Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

October 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	06/10/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	None
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓

September 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	06/09/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	None
Email sent to	cdodds@argosy.co.nz	Email sent date	06/09/2022

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
- Inspector comment	Level 3: Boffa Miskell: Ceiling Tile out in southern office area

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland



Fire Separations (means of escape to final exits)	✓
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August 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	04/08/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	None
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✗
Log book has been completed by the above inspector during monthly and annual visits	✗

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
- Inspector comment Level 1: Main Exit Stairs: lighting out at landing	



Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland

- Inspector comment Level 3: Boffa Miskell: Ceiling Tile out in southern office area



Fire Separations (means of escape to final exits)

✓

July 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	13/07/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	None
Email sent to	cdodds@argosy.co.nz	Email sent date	13/07/2022
BWOF on site comments	BWOF Certificate on display expired 1.6.22		

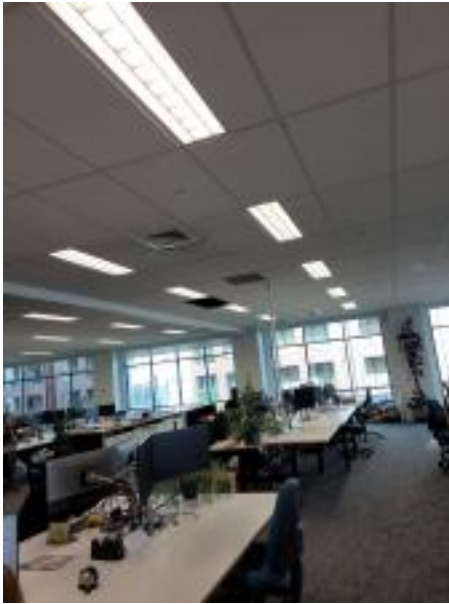
Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	X
Log book has been completed by the above inspector during monthly and annual visits	X

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓

- Inspector comment Level 3: Boffa Miskell: Ceiling Tile out in South Office

Monthly Owners Inspection History

BID: 2274 - 82 Wyndham Street, Auckland Central, Auckland



Fire Separations (means of escape to final exits)	✓
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June 2022

Inspector	BC Group Don Wilson	Phone	09 535 7275
Mobile	0274 801 868	Email	don_wilson@xtra.co.nz
Inspection date	16/06/2022		
Inspection completed	Yes		
WOF location	Entrance foyer	Log book location	None
Email sent to		Email sent date	

Contractor Sign Log Book	Checked
Log book is still at the location shown above	✓
Log book has been completed by All IQP Contractors	✗
Log book has been completed by the above inspector during monthly and annual visits	✗

Specified Systems	Inspected
Riser Mains	✓
Final Exit (means of escape to final exit)	✓
Signs for Communicating Information for Evacuation (means of escape to final exit)	✓
Smoke Separation (means of escape to final exit)	✓
Fire Separations (means of escape to final exits)	✓