

May 20, 2024

Auckland Council
Attention: Building Control
Auckland Central
Email: RegsupportBWOF@aucklandcouncil.govt.nz

Dear Sir/Madam

BID: 1407
Building: Future Proof Building, 308 Great South Road, Greenlane, Auckland
C/S No: WOF20438792

Please see attached documents.

We have recently completed the Warrant of Fitness management for the above building and as requested by our client have signed the Building Warrant of Fitness as the owner agent.

The annual reports signed by the IQP maintainers are available with the Compliance Schedule in the report to our client. The full report is available to be audited by council from our web site www.bcgroun.co.nz.

BC Group has approval from the building owner to act as the owner agent for BWOF management. This was given in our original quote to our client. Any charges by council to the building owner are to be invoiced to the owner directly.

If you have any queries regarding this report please do not hesitate to contact the BC Group office.

Yours faithfully



Ian Redshaw
Managing Director, BC Group

Auckland Council Requires

1/ Council will accept a S-RaD - B-RaD 2/ Council will accept a partial 12a from 2 contractors if it equals 12 months compliance. A Form 12 can then be issued 3/ Council will not accept a Form 12 where 2 x S-RaD make 12 months compliance. A B-RaD must be issued 3/ Council will not accept a 12a signed & dated outside the required 'TESTING TIME FRAME' for that SS

FORM 12

BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004

Compliance schedule number: WOF20438792

Compliance schedule anniversary date: 25th May

WOF expiry: 25th May 2025

BUILDING DETAILS

Building name: Future Proof Building

Street address of building: 308 Great South Road, Greenlane, Auckland

Legal description of land where building is located: Lot 10 DP 94893

Location of building within site:

Current, lawfully established use: Commercial

Year first constructed: 1994

Intended life of the building if 50 years or less: N/A

Highest fire hazard category for building use: 2

Purpose group: WL

OWNER DETAILS

Name: Clementine Investments Ltd, c / - Barfoot & Thompson CPM

Mailing address: P O Box 28669, Remuera, Auckland, 1541

Contact name: Paul Christian | Facilities Manager

AGENT DETAILS

Name of agent: Building Compliance Group Ltd (BC Group)

Mailing address: PO Box 14 675, Panmure, Auckland

Contact person: Cathy Hodge

Email: cathyh@bcgroup.co.nz

Relationship to owner: Owner-authorised Agent

SPECIFIED SYSTEMS

Automatic or Manual Emergency Warning Systems

Automatic Doors

Egress Controlled Doors

Interfaced (with Alarm) Fire/Smoke Doors/Windows

Emergency Lighting System

Passenger Lifts

Mechanical Ventilation and Air Conditioning Systems

Signs for Systems 1-13

Final Exit (means of escape to final exit)

Fire Separations (means of escape to final exits)

Signs for Communicating Information for Evacuation (means of es...

Smoke Separation (means of escape to final exit)

WARRANT

The maximum number of occupants that can safely use this building is: 160

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

The current Compliance Schedule along with 2 years of compliance records can be viewed via the web link shown at the bottom of this form. The logbook recording contractors visits is kept at the building address stated above. These records are available for any person or organisation who has the right to inspect the building under the Building Act.

Signature of agent on behalf of and with the authority of the owner:

Ian Redshaw (Owner's Agent)

Name & Position

Signature

20/05/2024

Date



Call 24/7: 0800 4 argus

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE, AND REPORTING PROCEDURES
SECTION 108 (3) (c) – BUILDING ACT 2004 – FORM 12A

THE BUILDING:

Street Address of the building: 308 Great South Road, Greenlane, Auckland
Legal description of land where building is located: Lot 10 DP 94893
Building Name: Future Proof Building
Location of building within site / block number: N/A
Level / Unit number: N/A

THE OWNER:

Name of Owner: Clementine Investments Ltd
Mailing Address: c/- Barfoot & Thompson CPM. P O Box 28669, Remuera, Auckland 1541
Street Address:

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule number **WOF20438792** have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

2.1	EMERGENCY WARNING SYSTEM NZS4512:1981 + 1997 Type 3 & 4	COMPLIANT
3.3	INTERFACED FIRE/SMOKE DOORS – Interface test only – 1 on Level 1	COMPLIANT

Signed by the Independent Qualified Person:

SIGNATURE:



Email: BC ID: 1407

NAME:

Bryce Donaldson

POSITION:

General Manager - Northern

IQP REGISTRATION NO:

110289

DATE:

25 April 2024

All reasonable care has been taken to ensure that the information provided in this annual report is correct at the time of writing. We will not accept any liability for anything done or not done in reliance on the information in this annual report.



40 Durham Street South
PO Box 9045
Christchurch

Phone: 0800 863 493
0800 TO FIX DOORS
03-379 9032
E-mail: ppm@cid.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES

FORM 12A Section 108 (3)(c), Building Act 2004

THE BUILDING				
Street address of Building: 308 Great South Road, Greenlane, Auckland			Legal Description of land where building is located: Lot 10 DP 94893	
Building Name: Future Proof Building			Location of Building within site/block number:	
Level/Unit Number:			Annual BWOE Expiry Date: 25 May	
			Compliance Schedule No.: WOF20438792	
THE OWNER				
Name of Owner: Clementine Investments Ltd			Contact Person:	
Mailing Address: C/- Barfoot & Thompson CPM, P O Box 28669, Remuera, Auckland 1541			Street Address/Registered Office:	
COMPLIANCE				
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:				
SPECIFIED SYSTEMS AS PER BUILDING ACT 2004				
	1	Automatic sprinkler systems for fire suppression (for example, sprinkler systems)	8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings
	2	Automatic or manual emergency warning systems for fire or other dangers	9	Mechanical ventilation or air conditioning systems
X	3	SS 3/1 - Automatic Doors	10	Building maintenance units providing access to exterior and interior walls of buildings
	4	Emergency Lighting systems	11	Laboratory fume cupboards
	5	Escape route pressurisation systems	12	Audio loops or other assistive listening systems
	6	Riser mains for use by Fire Services	13	Smoke control systems
	7	Automatic backflow preventers connected to a portable water supply	14	Emergency power systems for, or signs relating to, a system or feature specified in any systems 1 to 13
Comments:				
Name of Independent Qualified Person (Please Print): Jeff Lee				IQP NO: 110433
Name of IQP Company		Commercial Door Services		
Signature of Independent Qualified Person:				Date: 29/4/2024

**CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE
AND REPORTING PROCEDURES**

**SECTION 1**

THE BUILDING	
Building Name: Future Proof Building	Legal Description of land where building is located: Lot 10 DP 94893
Location Within Site / Known As:	Annual BWOE Expiry Date: 25 May
Address of Building: 308 Great South Road, Greenlane, Auckland	Compliance Schedule No:
Level/Unit Number:	

THE OWNER

Name of Owner: Clementine Investments Ltd, c / - Barfoot & Thompson CPM	Contact Person:	Phone:
Mailing Address: P O Box 28669, Remuera, Auckland, 1541		

SECTION 2**FOR OFFICE USE ONLY****COMPLIANCE**

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully
complied with during the 12 months prior to the date stated below in relation to the following
specified system:

SYSTEMS

X	SS3.2	Access Controlled Doors
Covers following doors Ground Stairwell Entry, Level 2 NZ Blood Lobby, Level 2 NZ Blood Main Entry Door Level 1 Main Entry Door, Ground Main Entry Door		
Comments:		

Written Records Located at:

Name of Licensed Building Practitioner:	Reid Soole	LBP/IQP NO. 113980
Name of LBP/IQP Company:	Waterford Security	
Signature of Licensed Building Practitioner:		Date: 24 April 2024

FORM 12A
CERTIFICATE OF COMPLIANCE WITH INSPECTION
MAINTENANCE, AND REPORTING PROCEDURES
Section 108(3)(C), Building Act 2004

ATTENTION:

On-2-It Electrics Ltd

Peter Boersen 09 626 2415 hm on2itelectrics@xtra.co.nz

BWOF expires: **Saturday, 25 May 2024**

To comply with the councils policy and CS requirements, please return report after the last inspection frequency date, and before BWOF expiry date.

BUILDING DETAILS

Building name: Future Proof Building

Street address: 308 Great South Road, Greenlane, Auckland

Compliance schedule : WOF20438792

Legal description: Lot 10 DP 94893

Location of building within site:

Level/unit number:

OWNER DETAILS

Name: Clementine Investments Ltd, c / - Barfoot & Thompson CPM

Address: P O Box 28669, Remuera, Auckland, 1541

COMPLIANCE DECLARATION

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

EMERGENCY LIGHTING SYSTEM

Peter Boersen 110255

IQP Name & Registration Number

[Signature]

IQP Signature

08/5/24

Date

Notes:


Return signed forms to BC Group by email: docs@bcgroup.co.nz



McIntyre Lift Compliance and Consulting Ltd
Mike@mcintyrelifts.com
021 391492

Form 12A Section 108 (3) (c) Building Act 2004

**CERTIFICATE OF COMPLIANCE WITH INSPECTIONS MAINTENANCE AND REPORTING
PROCEDURES**

Building Name: Future Proof Building	Legal Description of land where building is located: Lot 10 DP 94893
Street address of Building: 308 Great South Road, Greenlane, Auckland	Location of Building within site/block number: Refer to actual BWOFF.
Level/Unit Number: Refer to actual BWOFF.	Compliance Schedule No: WOF20438792
THE OWNER	
Name of Owner: Clementine Investments Ltd	Contact Person: The Facility Manager
Mailing Address: c / - Barfoot & Thompson CPM, P O Box 28669, Remuera, Auckland, 1541	Street Address/Registered Office:
The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:	
2004 SYSTEMS – as per Compliance Schedules issued under Building Act 2004	
<input type="checkbox"/> SS1 -Automatic systems for fire suppression	<input type="checkbox"/> SS10 -Building maintenance units
<input type="checkbox"/> SS2 -Emergency warning systems	<input type="checkbox"/> SS11 -Laboratory fume cupboards
<input type="checkbox"/> SS3/1 -Automatic door	<input type="checkbox"/> SS12/1 -Audio loops
<input type="checkbox"/> SS3/2 -Access controlled doors	<input type="checkbox"/> SS12/2 -FM & infrared transmission systems
<input type="checkbox"/> SS3/3 -Interfaced fire or smoke doors or windows	<input type="checkbox"/> SS13/1 -Mechanical smoke control
<input type="checkbox"/> SS4 -Emergency lighting systems	<input type="checkbox"/> SS13/2 -Natural smoke control
<input type="checkbox"/> SS5 -Escape route pressurisation systems	<input type="checkbox"/> SS13/3 -Smoke curtain
<input type="checkbox"/> SS6 -Riser mains	<input type="checkbox"/> SS14/1 -Emergency power systems
<input type="checkbox"/> SS7 -Automatic Backflow Preventer's	<input type="checkbox"/> SS14/2 -Signs
<input checked="" type="checkbox"/> SS8/1 -Passenger carrying lift	<input type="checkbox"/> SS15/1a -Spoken information to facilitate evacuation
<input type="checkbox"/> SS8/2 -Service lift	<input type="checkbox"/> SS15/2b -Final exits
<input type="checkbox"/> SS8/3 -Escalator & moving walk	<input type="checkbox"/> SS15/3c -Fire separations
<input type="checkbox"/> SS9 -Mechanical ventilation/air conditioning systems	<input type="checkbox"/> SS15/4d -Signs for facilitating evacuation
<input type="checkbox"/>	<input type="checkbox"/> SS15/5e -Smoke separations
Comments, such as numbers of units, locations etc. 1 x Schindler MRL Passenger lift	
Name of IQP (Please Print): Mike McIntyre	
Name of IQP Company: McIntyre Lift Compliance and Consulting Ltd	IQP Number: 110269
Signature of IQP: 	Date: 17.05.2024



FORM 12A

BARFOOT & THOMPSON

CERTIFICATE OF COMPLIANCE WITH INSPECTION MAINTENANCE, AND REPORTING PROCEDURES

Section 108(3)(C), Building Act 2004

ATTENTION:

Ideal Air

Jim Ragg 09 376 8521 Service@idealair.co.nz

BWOF expires: **Saturday, 25 May 2024**

To comply with the councils policy and CS requirements, please return report after the last inspection frequency date, and before BWOF expiry date.

BUILDING DETAILS

Building name: Future Proof Building

Street address: 308 Great South Road, Greenlane, Auckland

Compliance schedule : WOF20438792

Legal description: Lot 10 DP 94893

Location of building within site:

Level/unit number:

OWNER DETAILS

Name: Clementine Investments Ltd, c / - Barfoot & Thompson CPM

Address: P O Box 28669, Remuera, Auckland, 1541

COMPLIANCE DECLARATION

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

MECHANICAL VENTILATION AND AIR CONDITIONING SYSTEMS

James Ragg 110351

IQP Name & Registration Number

[Signature]

IQP Signature

29-4-24

Date

Notes:

Return signed forms to BC Group by email: docs@bcgroup.co.nz

FIREAWAY
BUILDING COMPLIANCE NZ

FORM 12A

BARFOOT & THOMPSON
CORPORATE

**CERTIFICATE OF COMPLIANCE WITH INSPECTION
MAINTENANCE, AND REPORTING PROCEDURES**

Section 108(3)(C), Building Act 2004

ATTENTION:

Fireaway | Mark Thomas/Dev Ramasawmy/Josh Nielsen

Mark Thomas services@fireaway.co.nz

BWOF expires: **Saturday, 25 May 2024**

To comply with the councils policy and CS requirements, please return report after the last inspection frequency date, and before BWOF expiry date.

BUILDING DETAILS

Building name: Future Proof Building

Street address: 308 Great South Road, Greenlane, Auckland

Compliance schedule : WOF20438792

Legal description: Lot 10 DP 94893

Location of building within site:

Level/unit number:

OWNER DETAILS

Name: Clementine Investments Ltd, c / - Barfoot & Thompson CPM

Address: P O Box 28669, Remuera, Auckland, 1541

COMPLIANCE DECLARATION

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system(s):

SIGNS FOR SYSTEMS 1-13

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)

Mark Thomas 110692

IQP Name & Registration Number

[Signature]

IQP Signature

16/5/24

Date

Notes:

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