

FORM 12A
CERTIFICATE OF COMPLIANCE WITH INSPECTION
MAINTENANCE, AND REPORTING PROCEDURES

Argosy

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

ATTENTION:

Ian Dickson/Ian Rudd - Red Fire Systems

Kelly Te Huna/Ian Rudd Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS kelly@redfiresystems.co.nz

BWOF expires: **Friday, 28 June 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: TSB Tower

Known as: prev. 46 Waring Taylor Street / prev. 143 Lambton Quay / prev. State Building

Street address: 147 Lambton Quay, Wellington Central, Wellington

Compliance schedule : 40555

Legal description: LOT 2 DP 85058

Location of building within site:

Level/unit number: -2 to 14

OWNER DETAILS

Name: Argosy Property Number 1 Limited

Address: PO Box 90214, Victoria Street West, Auckland 1142

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 SPECIFIED SYSTEMS

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)

Ian Dickson 133690

IQP Name & Registration Number

[Signature]

IQP Signature

28-5-24

Date

Notes:

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

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

June 2024

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date			
Inspection completed			
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
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
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)	
Signs for Specified Systems	

May 2024

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	23/05/2024		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
Email sent to	cdodds@argosy.co.nz	Email sent date	23/05/2024

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
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)	✓
- Inspector comment The new doors in the main lobby appear to be fire doors. They have no signs, labels or latches. Is there information available to confirm the status of these doors? (Photo attached last month)	
Signs for Specified Systems	✓

April 2024

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	16/04/2024		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
Email sent to	cdodds@argosy.co.nz	Email sent date	17/04/2024

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

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
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)	✓
- Inspector comment The new doors in the main lobby appear to be fire doors. They have no signs, labels or latches. Is there information available to confirm the status of these doors?	



Signs for Specified Systems	✓
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March 2024

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	14/03/2024		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
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
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)	✓
Signs for Specified Systems	✓

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

February 2024

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	22/02/2024		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
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
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)	✓
Signs for Specified Systems	✓

January 2024

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	18/01/2024		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
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
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)	✓
Signs for Specified Systems	✓

December 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	14/12/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
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	✓

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

Log book has been completed by the above inspector during monthly and annual visits	✓
Specified Systems	Inspected
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)	✓
Signs for Specified Systems	✓

November 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	21/11/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	Argosy building, electronic records kept
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
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)	✓
Signs for Specified Systems	✓

October 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	26/10/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

September 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	11/09/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

August 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	17/08/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

July 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	13/07/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

Log book has been completed by the above inspector during monthly and annual visits	X
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Specified Systems	Inspected
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)	✓
Signs for Specified Systems	✓

June 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	19/06/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

May 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	16/05/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

April 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	20/04/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

March 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	16/03/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

February 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	16/02/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

Log book has been completed by the above inspector during monthly and annual visits	X
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Specified Systems	Inspected
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)	✓
Signs for Specified Systems	✓

January 2023

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	13/01/2023		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

December 2022

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	15/12/2022		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

November 2022

Inspector	Ian Dickson/Ian Rudd - Red Fire Systems	Phone	Kelly - 027 441 7020 ONLY IN OFFICE ON TUESDAYS
Mobile		Email	kelly@redfiresystems.co.nz
Inspection date	15/11/2022		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

October 2022

Inspector	Compliance Consultants (Margaret Bruce)	Phone	04 913 1188
Mobile	021 057 2272	Email	margaret.bruce@compliance.co.nz
Inspection date	20/10/2022		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

September 2022

Inspector	Compliance Consultants (Margaret Bruce)	Phone	04 913 1188
Mobile	021 057 2272	Email	margaret.bruce@compliance.co.nz
Inspection date	15/09/2022		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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

Monthly Owners Inspection History

BID: 1301 - TSB Tower, 147 Lambton Quay, Wellington Central, Wellington

Log book has been completed by the above inspector during monthly and annual visits	X
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Specified Systems	Inspected
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)	✓
Signs for Specified Systems	✓

August 2022

Inspector	Compliance Consultants (Margaret Bruce)	Phone	04 913 1188
Mobile	021 057 2272	Email	margaret.bruce@compliance.co.nz
Inspection date	18/08/2022		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓

July 2022

Inspector	Compliance Consultants (Margaret Bruce)	Phone	04 913 1188
Mobile	021 057 2272	Email	margaret.bruce@compliance.co.nz
Inspection date	12/07/2022		
Inspection completed	Yes		
WOF location	Main Entry Foyer	BWOF Log book location	No log book on site
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
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)	✓
Signs for Specified Systems	✓