

August 23, 2022

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



Dear Sir/Madam

BID: 6463

Building: Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices, 2 - 6 Wharf Street, Warkworth, Auckland
C/S No: WOF20041466

Please see attached documents.

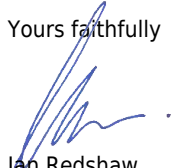
We have recently completed the Warrant of Fitness management for the above building and as requested by our client have signed the Building Warrant of Fitness as the owner agent.

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.bcggroup.co.nz.

BC Group has approval from the building owner to act as the owner agent for BWOFF 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

Council does not suspend a CS. Building under construction/renovations. Submit Form 11 to reduce IMR & RIL with the Building Consent (for systems where a RIL or 12a cannot be issued) with the BWOFF 23/04/2021mm Council do not want a report NO BWOFF, ip says only send to the client. 3/8/20AW Council do not want a copy of the SSSR in a Reduced BWOFF Only BCG RIL as confirmed by Lupe 4/8/20AW Council WILL accept reduced BWOFF, BSSR, SSSR re covid see Lupe to IR 13/5/20 uploaded. 13/5/20ip Council WILL accept a decommissioned system. 2 options from Desmond Lee 20/4/2020 Council WILL NOT accept a RIL dated outside prev. 12 mths of the BWOFF period Jason Moi 19/7/19ip Vacant buildings, systems must be tested and maintained as per CS unless CS frequency testing is changed. Sulu 18/1/19ip Aggie 6/6/19ip CS requests..email 30/5/22 from council.. While our team is still under an overwhelming volume of requests, and it is still recommended that a request is seek with the property owner, but you can send a request to complianceschedules@aucklandcouncil.govt.nz; however do note there may be a significant delay, and if it is a large request, that there may be a charge for those. 30/5/22ip

FORM 12
BUILDING WARRANT OF FITNESS
Section 108, Building Act 2004

Compliance schedule number: WOF20041466

Compliance schedule anniversary date: 23rd August

WOF expiry: 23rd August 2023

BUILDING DETAILS

Building name: Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices

Street address of building: 2 - 6 Wharf Street, Warkworth, Auckland

Legal description of land where building is located: Lot 5 DP 27277 (0.0243HA)

Location of building within site:

Current, lawfully established use: Commercial - Ground floor Retail / Upper floor Offices

Year first constructed: 1989

Highest fire hazard category for building use: 2

OWNER DETAILS

Name: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro Family Trust

Mailing address: P.O.Box 142, Matakana, Warkworth 948

Contact name: Dean Munro

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

Final Exit (means of escape to final exit)

Emergency Lighting System

Fire Separations (means of escape to final exits)

Signs relating to a system or feature specified in any of claus...

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

WARRANT

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 8 months prior to the date stated below.

The Compliance Schedule and records are kept at the building address stated above. 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. 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

23/08/2022

Date



Form 12a Certificate of Compliance



Inspection, Maintenance and Reporting Procedures

Form 12a Section 108 (3) (c), Building Act 2004
Compliance Schedule Anniversary Date : 23rd August

Building

Street Address **2 - 6 Wharf Street, Warkworth, Auckland**
Known As **Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices**
Legal Description **Lot 5 DP 27277 (0.0243HA)**
Building Name **Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices**
Location Within Site
Level/Unit Number

Owner

Name **Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro**
Mailing Address **P.O.Box 142
Matakana
Warkworth 948**

Specified Systems

The inspection, maintenance and reporting procedures of Compliance Schedule WOF20041466 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 WOF20041466
Signs relating to a system or feature specified in any of clauses 1 to 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)	

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 23/08/2022 Council Auckland Council

Fire Protection Services Ltd 2011
Address: P.O.Box 302 112, North Harbour 0751
Phone: 09 476 8017
Mobile: 212425850
E-mail: albert@fireprotectionservices.nz



**FIRE PROTECTION
SERVICES LTD**

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

Compliance Schedule Number: WOF20041466 Warrant expiry date: 23 August 2023

Building address: 2 - 6 Wharf Street, Warkworth 0910
Legal description: Lot 5 DP 27277 (0.0243HA)
Building name: Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop /
Location site / block
Level / unit number
Owner name: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as
Contact person: Dean Munro
Mailing address: P.O.Box 142, Matakana, Warkworth
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:

Specified System or feature:

SS 4 Emergency Lighting System

Company Name: Fire Protection Services Ltd

I.Q.P. Name: Albert Amels

I.Q.P. Signature:

I.Q.P. Reg. No. 110234

Date:

28/07/2022

Clarification of Reduced BWOFF
Compliance Schedule Number: WOF20041466

BUILDING DETAILS

Building name / trading name: Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices
Street address of building: 2 - 6 Wharf Street, Warkworth, Auckland
Legal description of land where building is located: Lot 5 DP 27277 (0.0243HA)
Location of building within site:

OWNER DETAILS

Name of owner: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro Family Trust
Contact person: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro Family Trust
Mailing address: P.O.Box 142, Matakana, Warkworth, 0948
Street address / registered office: P.O.Box 142, Matakana, Warkworth 948

SPECIFIED SYSTEMS OR FEATURES

SS2 Automatic or Manual Emergency Warning Systems

REPORT

1) A full explanation of why the required inspection, maintenance or reporting procedures have not been carried out for the 12 months prior to the anniversary date of the Compliance Schedule and what corrective action has been undertaken to eliminate any reoccurrence.

IQP Fire Protection Services Ltd were unable to issue a Form 12a Certificate due to the missed August, September, October and November 2021 testing with Covid-19 lockdown.

2) A statement that any remedial work and/or inspection and maintenance on the specified system/feature has been carried out and that the specified system/feature is now in a compliant state and fully operational.

The system is fully functional and compliant.

3) A statement that an Independent Qualified Person/Licensed Building Practitioner has been and will continue to be engaged to inspect, maintain and report on the specified feature/system.

IQP Fire Protection Services will continue to be engaged to inspect, maintain and report on their specified system.

4) A statement that the ongoing inspection, maintenance and reporting procedures will be carried out to permit a 12A certificate to be issued for that specified system/feature on the next and subsequent anniversaries of the issued Compliance Schedule.

IQP Fire Protection Services will continue to be engaged to inspect, maintain and report on their specified system.

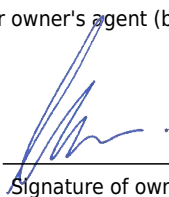
In addition to the report:

- i) The building warrant of fitness supplied must reflect the number of months the warrant has been issued for, and
- ii) A statement or report must be provided from the IQP/LBP supporting the assertion made in item 2 and 3 of the report.

Note: This report must be signed by the owner or owner's agent (being a person that is not the IQP/LBP involved).

Ian Redshaw

Full name of owner's agent



Signature of owner's agent

23/08/2022

Date

Address: P.O.Box 302 112, North Harbour 0751

Phone: 09 476 8017

E-mail: albert@fireprotectionservices.nz



**FIRE PROTECTION
SERVICES LTD**

Report in Lieu of Form 12A

The Building

Street address of building: 2 - 6 Wharf Street, Warkworth 0910	Compliance Schedule Number: WOF20041466	Expire: 23 August 2023
Legal description of land where building is located:	Lot 5 DP 27277 (0.0243HA)	
Building Name/Trading Name:	Ground floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices	
Location of building within site/block number:		
Level/unit number:		

The Owner

Name of owner:	Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro Family Trust
Contact person:	Dean Munro
Mailing address:	P.O.Box 142, Matakana, Warkworth
Street address/registered office:	

Specified system or feature:

SS 2.1 Emergency Warning System

Report

- 1) A full explanation of why the required inspection, maintenance or reporting procedures have not been carried out for the 12 months prior to the anniversary date of the Compliance Schedule and what corrective action has been undertaken to eliminate any reoccurrence.

We have not tested the site Fire Alarm for the months of August, September, October, and November of 2021 due to access problems/covid 19.
- 2) A statement that any remedial work on the specified system/ feature has been carried out and that the specified system/ feature is now in a compliant state and fully operational

we have been contracted to continue the maintenance of the specified system and the system is fully functional and compliant
- 3) A statement that an Independent Qualified Person has been and will continue to be engaged to inspect, maintain, and report on the specified feature /system

We have been contracted to continue the maintenance of the specified system
- 4) A statement that the ongoing inspection, maintenance, and reporting procedures will be carried out to permit a 12A certificate to be issued for that specified system/ feature on the next and subsequent anniversaries of the issued Compliance Schedule

We have been contracted to continue the maintenance of the specified system
- 5)
 - i) The building warrant of fitness supplied must reflect the number of months the warrant has been issued for, and
 - ii) A statement or report must be provided from the Independent Qualified Person supporting the assertion made in item 2 of the report.

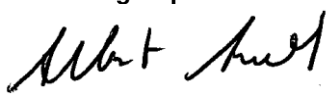
Note This report to be signed preferably by the Owner. If Agent or IQP signs the owner must be aware of any statement made above.

Signature of owner and / or agent (circle to indicate)

Sign

(Print Name)

IQP Submitting Report

Sign 

Albert Amels

IQP No 110234

Company Fire Protection Services Ltd

Date 28.07.2022