

Form 12

Building Warrant of Fitness

Section 108, Building Act 2004

BWOF Expiry: 01st Sep, 2024

THE BUILDING	
Street address of building: 181 Willis Street, Te Aro Wellington, 6011 New Zealand	Current, lawfully established, use: IA - Basement - Carpark; WL - Offices; SR - Apartment
Legal description of land where building is located: ALL PLANS 1 2212 A 1383 UP 66017 - WESTBROOKE HOUSE - LOT 1 A 1383	Year first constructed: 1960s
Building name: ANZAC House	Intended life of the building if 50 years or less: 50 years
Location of building within site/block number: Unknown	Highest fire hazard category for building use: 2
Level/unit number: 9	Compliance Schedule No: CS 30718
THE OWNER	
Name of owner: ANZAC House Body Corporate 66017 181 Willis St	Registered office:
*Contact person:	Telephone: 04 970 5435
Mailing address: C/- Complete Bodycorp Solutions Ltd, PO Box 11245, Manners Street, Wellington	Email: bm@cbxs.nz
THE AGENT	
Name of agent: SGS New Zealand Ltd	Contact Person: Building Compliance Manager
Mailing address: PO Box 8032, Christchurch 8440	Telephone: 0800 103 433
Email: nz.iqp.admin@sgs.com	Relationship to owner: Duly Authorised Agent
SPECIFIED SYSTEMS	
SS2 Automatic or manual emergency warning systems for fire or other dangers.	SS3/2 Access controlled doors
SS4 Emergency lighting systems.	SS5 Escape route pressurisation systems.
SS8/1 Passenger carrying lifts	SS14/2 Signs relating to specified systems
SS15/2 Final exits.	SS15/3 Fire separations.
SS15/4 Signs for communicating information intended to facilitate evacuation	SS15/5 Smoke separations.
WARRANT	
The maximum number of occupants that can safely use this building is: 212	
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 compliance schedule is kept at: SGS New Zealand Ltd	
ATTACHMENTS	
Certificates pertaining to specified systems contained above	

Signature of Owner/Authorised Agent on behalf of the Owner:

Name: Brian Green

Date: 01st Sep, 2023



Unit 10/19-25 Arthur St,
PO Box 38-607
Wellington Mail Centre
Lower Hutt 5045
Telephone: 04 802 4301



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

FILE CODE: 1073

THE BUILDING:

Street Address of the building: 181 Willis Street
Legal description of land where building is located: LOT 1A 1383
Building Name: ANZAC House
Location of building within site / block number:
Level / Unit number: 9

THE OWNER:

Name of Owner: Body Corporate 66017 181 Willis Street
Mailing Address: C/- Complete Body Corp Solutions Ltd
271 Willis Street
Te Aro
Wellington 6011

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule (No: 30718) have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

SS2	EMERGENCY WARNING SYSTEM

Signed for *or* on behalf of the building owner:

SIGNATURE:

NAME:

IQP REGISTRATION NO:

DATE:

Nick Hendriks

117715

29/8/2023

ENERGYSAVE Ltd

FORM 12A BUILDING ACT 2004 Section 108(3) (c)

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE, AND REPORTING PROCEDURES

The Building	
Street address of building: 181 Willis Street, Building name: ANZAC House Level/unit number: Year first constructed: Highest fire hazard category for building use:	Legal description of land where building is located: ALL PLANS 1 2212 A UP 66017- WESTBROOKE HOUSE-, LOT 1 A 1383 ANZAC House Location of building within site/block number: Whole Current, lawfully established, use: Maximum Number of Occupants that can safely use this building is : Intended life of the building: 50 Years
The Owner	
Name of owner: Body Corporate 66017 181 Willis Street Contact person: Mailing address: 14 Major Durie Place, Waikanae Beach, Waekanae 5036 Email: Website: N/A	Street address/registered office: Phone numbers: Landline: Mobile: Daytime: After hours: Facsimile number:

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 systems:

- **SS 5.1 Escape Route Pressurisation**

Signature of IQP



Full Name of IQP: Heinz Wieser
Energysave Ltd

INDEPENDENT QUALIFIED PERSON
IQP REGISTRATION NO. 117741
WELLINGTON REGIONAL TERRITORIAL AUTHORITIES

Date: 25/08/2023

Form 12a

Certificate of compliance with
inspection, maintenance &
reporting procedures

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



THE BUILDING

Building name: ANZAC House	Current, lawfully established, use: IA - Basement - Carpark; WL - Offices; SR - Apartment
Street address of building: 181 Willis Street, Te Aro Wellington, 6011 New Zealand	Year first constructed: 1960s
Legal description of land where building is located: ALL PLANS 1 2212 A 1383 UP 66017 - WESTBROOKE HOUSE - LOT 1 A 1383	Intended life of the building if 50 years or less: 50 years
Location of building within site/block number: Unknown	Highest fire hazard category for building use: 2
Level/unit number: 9	Compliance Schedule Number: CS 30718
BWOF Anniversary: 1/09	

THE OWNER

Name of owner: ANZAC House Body Corporate 66017 181 Willis St	Registered office: C/- Complete Bodycorp Solutions Ltd, PO Box 11245, Manners Street, Wellington
*Contact person:	Telephone: 04 970 5435
Mailing address: C/- Complete Bodycorp Solutions Ltd, PO Box 11245, Manners Street, Wellington	Email: bm@cbxs.nz

COMPLIANCE

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 in relation to the following specified system/s:

SPECIFIED SYSTEMS

SS3.2 Access control doors
 SS 4 Emergency lighting systems
 SS 8 Lifts, escalators, travelators, or other systems for moving people or goods within buildings
 SS 14.2 Signs relating to, a system or feature specified in any of SS 1 to SS 13 above
 SS 15.2 Final exits
 SS 15.3 Fire separations
 SS 15.4 Signs
 SS 15.5 Smoke separations

Signature Licensed IQP:

Name: Brian Green

Date: 01st Sep, 2023

IQP #:

202512



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.