

BUILDING WARRANT OF FITNESS

Form 12, Section 108, Building Act 2004

BUILDING (L10403)	EXPIRY DATE: 1st August 2026
Street address of building: 21-33 Shands Road	Compliance Schedule no: WOF/2020/3249
Legal description of land where building is located: Unit 1 DP 389880 on Lot 5 DP 13175 having share in 766 m2, Unit 2 DP 389880 on Lot 4 DP 13175 having share in 766 m2, Unit 3 DP 389880 on Lot 3 DP 13175 having share in 766 m2, Unit 4 DP 389880 on Lot 2 DP 13175 having share in 766 m2, Unit 5 DP 389880 on Lot 2 DP 12790 having share in 1818 m2, Unit 6 DP 389880 on Lot 2 DP 12790 having share in 1818 m2, Unit 7 DP 38988 on Lot 2 DP 12790 having share in 1818 m2	Lawful use: Commercial: Retail/Shop
Building name: 21-33 Shands Road	Purpose group: CM - Crowd, Retail ; WL - Working, Low Fire Hazard Risk group: -
Location of building within site block number: Street Front	Year first constructed: 2004
Level/unit number: Single Level - 7 Units	Intended life (if 50 years or less): Undefined
The maximum number of occupants that can safely use this building is: Laundromat 8, Retail Space 19	Fire hazard category: FHC 2 Fire alarm type: Type 2f

OWNER	AGENT
Owner: Body Corporate 389880 Contact Person: Body Corporate Manager	Agent: FFP Canterbury Ltd Relationship to owner: Building Compliance Agent
Mailing address: C/- Thompson Wentworth, PO Box 22626, Christchurch 8140	Mailing address: PO Box 22 189, Christchurch 8140 Registered office: 2-4 Halls Place Middleton Christchurch Website: www.ffp.co.nz
Email address: bwof@twl.net.nz Phone: 03 357 1833 Mobile:	Email: service@ffp.co.nz Contact phone: +64 (03) 366 7889

BUILDING SPECIFIED SYSTEM(S)	STATUS	BUILDING SPECIFIED SYSTEM(S)	STATUS
SS 02 - Automatic or manual emergency warning systems	✓	SS 03/1 - Automatic Doors	✓
SS 03/2 - Access controlled doors	✓	SS 04 - Emergency lighting systems	✓
SS 07 - Automatic back-flow preventers	✓	SS 09 - Mechanical ventilation or air conditioning systems	✓
SS 14/2 - Signs	✓	SS 15/2 - Final exits	✓
SS 15/3 - Fire separations	✓	SS 15/4 - Signs for communicating information intended to facilitate evacuation	✓

The Compliance Schedule is kept at: **2 Halls Place, Christchurch**. 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.

Signature of agent, on behalf of and with the authority of the owner: 	Report date: 22nd July 2025 Name: Charlie Loughnan Services Manager, IQP FFP Canterbury Ltd	
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