



Form 12 - Section 108, Building Act 2004

Building Warrant of Fitness

THE BUILDING

CS / BWOFF Number:	735	Date this certificate expires:	30-August-2025
Name:	Woburn House	Highest Fire Hazard Category for Building Use:	2
Address:	40-44 Bloomfield Terrace	Year Built:	1986
City:	Lower Hutt	Intended Life:	
Level/unit No.:	Units 1-5 (Ground level + Levels 1-3)	Current Lawfully Established Use:	Offices, Highrise Buildings
Location within site:	Entire Site		
Legal Description:	LOT 14 BLOCK VIII DP 1425		

THE OWNER

Name:	Body Corporate 341454	Phone (daytime):	
Address:	6 Harakeke Drive	Phone (afterhours):	
City:	TAUPO 3330	Mobile:	027 255 1473
Contact Name:	Gordon Yates	Facsimile:	
		eMail:	yatesg@xtra.co.nz
		Website:	NA

THE AGENT

Name:	Chubb Fire & Security	Phone (daytime):	+64 4 576 0700
Street Address:	10-20 Hutt Road	Phone (afterhours):	+64 4 576 0700
Postal Address:	PO Box 30 147	Mobile:	NA
City:	WELLINGTON	Facsimile:	+64 4 576 0722
Contact person:	Customer Services Administrator	eMail:	nz_wellingtonfire@chubbfs.com
Relationship:	Building WoF Management and IQP services	Website:	www.chubb.co.nz

LIST OF THE SPECIFIED SYSTEMS

(inspected and maintained in accordance with the compliance schedule)

- 02 Automatic or Manual Emergency Warning Systems
- 03/1 Electromagnetic or Automatic Doors or Windows (Automatic Doors)
- 04 Emergency Lighting Systems
- 07 Automatic Back-Flow Preventers
- 08/1 Lifts, Escalators, Travelators, or Other Systems for Moving People or Goods within Buildings (Passenger-Carrying Lifts)
- 09 Mechanical Ventilation or Air Conditioning Systems
- 14/2 Emergency Power Systems for, or Signs Relating to, a Specified System in any of Specified Systems 1 to 13 (Signs)
- 15/2 Other Fire Safety Systems or Features (Final Exits)
- 15/3 Other Fire Safety Systems or Features (Fire Separations)
- 15/4 Other Fire Safety Systems or Features (Signs for Communicating Information Intended to Facilitate Evacuation)
- 15/5 Other Fire Safety Systems or Features (Smoke Separations)

WARRANT

The maximum number of occupants that can safely use this building is: 441

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:

The Compliance Schedule is kept at: On Site

ATTACHMENTS

- ☒ Certificates relating to inspections, maintenance and reporting.
- ☒ Recommendations for amendments to the Compliance Schedule.

Signature of ~~Owner~~ / Agent on behalf of and with the authority of the owner:

Date:


Shannon O'Brien

23 / 08 / 2024



Form 12a - Section 108(3)(c), Building Act 2004
Certificate of compliance with inspection, maintenance, and reporting procedures

Building WOF Due Date: 30 August 2024

CS/Building WOF Number: 735

Territorial Authority: Hutt City Council

THE BUILDING

Woburn House
40-44 Bloomfield Terrace Lower Hutt
Lower Hutt
Legal Description LOT 14 BLOCK VIII DP 1425

THE OWNER

Body Corporate 341454
6 Harakeke Drive
TAUPO 3330

Contact Person: Gordon Yates

Phone: 06 379 6644

Mobile: 027 255 1473

COMPLIANCE

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

02 - Automatic or Manual Emergency Warning Systems

04 - Emergency Lighting Systems

14/2 - Emergency Power Systems for, or Signs Relating to, a Specified System in any of Specified Systems 1 to 13 (Signs)

15/2 - Other Fire Safety Systems or Features (Final Exits)

15/3 - Other Fire Safety Systems or Features (Fire Separations)

15/4 - Other Fire Safety Systems or Features (Signs for Communicating Information Intended to Facilitate Evacuation)

15/5 - Other Fire Safety Systems or Features (Smoke Separations)

IQP / LBP NAME AND NUMBER

Mike Baldwin 307507

23 / 08 / 2024

Comments:

Navigate Doors and Gates

Reliability and Longevity Automation

Form 12A

Certificate of Compliance with inspection, maintenance, and reporting procedures

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

The Building

Street Address of Building: 40 Bloomfield Terrace, Hutt Central

Legal description of land where building is located: Lot 14 Block VIII DP 1425

Building name: Woburn House

Location of building within site/block number:

Level/unit number: Unit 1-5

The Owner

Name of owner: Body Corporate 341454

Contact person: Gordon Yates

Mailing address: 23/55 Armstrong Avenue, Carterton 5713

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:

SS3.1 – Automatic doors

Zoltan Hegyi

Name of independent qualified person

IQP number: 515891

Date: 22/08/2024



Signature of independent qualified person



BACKFLOW PREVENTION DEVICE TEST CERTIFICATE AND 12A FORM

Property owner: Woburn House Body Corp #341454	Test Date: 21/08/2024
Postal address: 40 Bloomfield Tce, Lower Hutt	
Contact person: Gordon Yates	Phone No: 0272551473
Device address: 40 Bloomfield Tce, Lower Hutt	
Device location and purpose: Boundary on Knights Rd on building	
Legal description of land where building is located:	
Location of building within site/block number:	

The following backflow prevention device has been tested in accordance with Section 108 (3)(c) of the Building Act 2004.

Make:	Zurn	Model:	375RP	Serial No:	B089896
Size:	40mm	Type:	RP	New Device?:	No
Is the Installation Correct?:	yes				

TEST DETAILS:

	1 st Check Valve		2 nd Check Valve		Relief Valve	Air Inlet	Downstream Isolating Valve	
Initial test:	Tight ☒	Leaked ☐	Tight ☒	Leaked ☐	Opened ☒	Opened ☐	Tight ☒	Leaked ☐
Pressure reading:	56kPa		42kPa		24kPa	kPa		
Test after repairs:	Tight ☐	Leaked ☐	Tight ☐	Leaked ☐	Opened ☐	Opened ☐	Tight ☐	Leaked ☐
Pressure reading:	kPa		kPa		kPa	kPa		
Comments:								

TEST RESULT: Pass ☒ Fail ☐

TEST METHOD:

TEST KIT SERIAL No: AC15432

CALIBRATION DATE: 27 AUGUST 2022

TESTER NAME: Tony Petter

IQP No: 239364

SIGNATURE:

NOTE: This test report only constitutes an assessment of existing devices and does not mean that ALL cross connections on the site have been addressed. Neither does it mean the existing devices are appropriate for the hazard. This must be addressed by an IQP (Survey). Cross connections are a major PUBLIC HEALTH RISK and it is the owner's responsibility to ensure they are addressed.

Office: 22 Fairfield Ave, Fairfield, Lower Hutt 5011 Mobile: 021 423 201 Email: tony@dialaplumber.co.nz



BACKFLOW PREVENTION DEVICE TEST CERTIFICATE AND 12A FORM

Property owner: Lumino The Dentists – Hutt City Dental Centre Postal address: 40 Bloomfield Tce, Lower Hutt Contact person: Megan Ewers – Practise Manager	Test Date: 21/08/2024 Phone No: 045696322
Device address: 40 Bloomfield Tce, Lower Hutt Device location and purpose: Boundary Knights Rd on Building Legal description of land where building is located: Location of building within site/block number:	

The following backflow prevention device has been tested in accordance with Section 108 (3)(c) of the Building Act 2004.

Make:	Zurn	Model:	375 RP	Serial No:	B092904
Size:	25mm	Type:	RP	New Device?:	No
Is the Installation Correct?:	Yes				

TEST DETAILS:

	1 st Check Valve		2 nd Check Valve		Relief Valve	Air Inlet	Downstream Isolating Valve	
Initial test:	Tight ☒	Leaked ☐	Tight ☒	Leaked ☐	Opened ☒	Opened ☐	Tight ☒	Leaked ☐
Pressure reading:	74kPa		70kPa		16kPa	kPa		
Test after repairs:	Tight ☐	Leaked ☐	Tight ☐	Leaked ☐	Opened ☐	Opened ☐	Tight ☐	Leaked ☐
Pressure reading:	kPa		kPa		kPa	kPa		
Comments:								

TEST RESULT: Pass ☒ Fail ☐

TEST METHOD:

TEST KIT SERIAL No: AC15432

CALIBRATION DATE: 27 AUGUST 2022

TESTER NAME: Tony Petter

IQP No: 239364

SIGNATURE:

NOTE: This test report only constitutes an assessment of existing devices and does not mean that ALL cross connections on the site have been addressed. Neither does it mean the existing devices are appropriate for the hazard. This must be addressed by an IQP (Survey). Cross connections are a major PUBLIC HEALTH RISK and it is the owner's responsibility to ensure they are addressed.

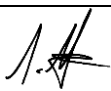
Office: 22 Fairfield Ave, Fairfield, Lower Hutt 5011 Mobile: 021 423 201 Email: tony@dialaplumber.co.nz



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: Woburn House		Legal Description of land where building is located: LOT 14 BLOCK VIII DP 1425	
Street address of Building: 40-44 Bloomfield Terrace, Lower Hutt		Location of Building within site/block number: Refer to actual BWO	
Level/Unit Number: Refer to actual BWO .		Compliance Schedule No: 735	
THE OWNER			
Name of Owner: Body Corporate 341454		Contact Person: Not available	
Mailing Address: 6 Harakeke Drive		Street Address/Registered Office: Not available	
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			
	SS1 -Automatic systems for fire suppression		SS10 -Building maintenance units
	SS2 -Emergency warning systems		SS11 -Laboratory fume cupboards
	SS3/1 -Automatic door		SS12/1 -Audio loops
	SS3/2 -Access controlled doors		SS12/2 -FM & infrared transmission systems
	SS3/3 -Interfaced fire or smoke doors or windows		SS13/1 -Mechanical smoke control
	SS4 -Emergency lighting systems		SS13/2 -Natural smoke control
	SS5 -Escape route pressurisation systems		SS13/3 -Smoke curtain
	SS6 -Riser mains		SS14/1 -Emergency power systems
	SS7 -Automatic Backflow Preventer's		SS14/2 -Signs
✓	SS8/1 -Passenger carrying lift		SS15/1a -Spoken information to facilitate evacuation
	SS8/2 -Service lift		SS15/2b -Final exits
✓	SS8/3 -Escalator & moving walk		SS15/3c -Fire separations
	SS9 -Mechanical ventilation/air conditioning systems		SS15/4d -Signs for facilitating evacuation
			SS15/5e -Smoke separations
Comments, such as numbers of units, locations etc. 2 x Passenger Lift			
Name of IQP (Please Print): Mike McIntyre			
Name of IQP Company: McIntyre Lift Compliance and Consulting Ltd		IQP Number: 446801	
Signature of IQP: 		Date: 19.08.2024	

AHI Carrier (NZ) Ltd
A Carrier Joint Venture Company

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Ngauranga Gorge, Wellington 6035
Ph: +64 4 473 5985 | Fax: +64 4 473 5988



Form 12A

Certificate of compliance with inspection, maintenance, and reporting procedures Section 108(3)(c), Building Act 2004

Building Name: Woburn House
Street Address of Building: 40-44 Bloomfield Terrace, Lower Hutt
Compliance Schedule
Legal Description of Land Pt Lot 6, 14 DP 29195, 1425
Level/unit number:

The owner

Name of owner: Woburn House Body Corporate 341 454
Contact person: Gordon Yates
Mailing address: C/- PO Box 12493, Wellington
Street address:
Registered office:

Compliance

The inspection, maintenance, and reporting procedures for 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 SYSTEM

A handwritten signature in black ink, appearing to be 'Morne Jelliman'.

Signature of Independent Qualified Person

Morne Jelliman

Date 19th August 2024

Registration No: 397620



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.