

Building Warrant of Fitness



BWOF Expiry Date: 05/11/2025

Form 12 Section 108, Building Act 2004

THE BUILDING	
Street Address of Building: 252 High Street, Hutt Central, Lower Hutt, 5010	Current, lawfully established use: Commercial
Legal Description of land where building is located: Lot 12 Block II DP 1306	Year first constructed: 1927
Building Name: 252 High Street	Intended life of the building if 50 years or less: Indefinite
Location of building within site/block number:	Highest fire hazard & Purpose Group category for building use: WL; 2
Level/Unit Number: Single Level	
Compliance Schedule #: CS2230	
THE OWNER	
Name of owner: Superloans Property Lower Hutt Limited	Contact Person: Sean O'Connor
Mailing address: PO Box 50316, Porirua 5240	Phone:
Street address: 252 High Street, Hutt Central 5010, 5010	Email:
Website:	
WARRANT	
The max number of occupants that can safely use this building is: 30	
The Compliance Schedule is kept at: 3 Ngauranga Gorge Road, Ngauranga, Wellington	
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.	
AGENT	
Name of agent: Compliance Consultants Ltd.	Telephone: 04 913 1188
Mailing address: 3 Ngauranga Gorge Road, Ngauranga, Wellington 6035	Relationship to owner: Duly authorised agent
SYSTEMS	
SS 9 Mechanical ventilation or air conditioning SS 14/2 Signs for specified system(s) 1- 13	SS 15/2 Final exits / means of escape SS 15/4 Signs for communicating information intended to facilitate evacuation

Signature of the agent on behalf of and with the authority of the owner:

A handwritten signature in blue ink, appearing to read 'M. E. Bruce', is written over a horizontal line.

Margaret Bruce

Date: 4/11/2024

Bldg Ref: 1224/1 MB

The logo for Bayleys, featuring the word "BAYLEYS" in a bold, white, sans-serif font, centered within a dark blue rectangular box with a thin white border.

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.