

FILE CODE: 1222

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



BUILDING WARRANT OF FITNESS FORM 12 SECTION 108 BUILDING ACT 2004

BUILDING		
Street address of Building: 40 Bouverie Street, Petone 5012	Compliance Schedule No.: CS1335	BWOFF Expiry Date: 20 th August 2026
Legal Description: LOT 2 DP 87775	Highest fire hazard category: 2	Location of Building within site block:
Level/Unit Number: Ground level & Mezzanine Floor + Levels 1 & 2	Year Constructed: 1970	Intended life (if 50 years or less): less than 50
Building Name: Plumbing World AMS Group & Ministry of Fisheries	Used as: Warehouse / Offices / Showroom Occupancy: 227	
OWNER		
PWMC Property Investments Limited PO Box 33055 Petone		
SPECIFIED SYSTEMS		
SS1	Automatic Sprinkler Systems or other form of fire protection	
SS2	Emergency Warning System	
SS3/1	Automatic Sliding Doors	
SS3/2	Controlled Access Doors	
SS4	Emergency Lighting System	
SS7	Automatic Backflow Preventers Connected to a Portable Water Supply	
SS8/1	Passenger Carrying Lifts	
SS9	Mechanical Ventilation or Air Conditioning Systems	
SS14/2	Signs for Systems	
SS15/2	Final Exits	
SS15/3	Fire Separations	
SS15/4	Signs for communicating information intended to facilitate evacuation	
SS15/5	Smoke Separations	

The Compliance Schedule and records are kept at: Unit 10 - 19/25 Arthur Street, Wellington

The inspection, maintenance, and reporting procedures of the compliance schedule for the specified systems as above, have been fully complied with during the 12 months prior to the date stated:

Signature of Owner / Agent: 	Print Name: Kelly Te Huna Redfire Systems	Date: 19/08/2025
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Agent on behalf of and with the authority of the owner:



CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Form 12A, Section 108 (3) (c), Building Act 2004

THE BUILDING



Street address of building: 40 Bouverie Street, Petone 5012
 Legal description of land where building is located: LOT 2 DP 87775
 Building name: **PLUMBING WORLD AMS GROUP & MINISTRY OF FISHERIES**
 Location of building within site/ block number: N/A
 Level/ Unit number: Ground level and Mezzanine floor + Levels 1 & 2
 Compliance Schedule No: CS1335

THE OWNER

Name of Owner: PWMC Property Investments Limited
 Contact Person: Iain Crow (General Manager PWMC)
 Mailing Address: PWMC Property Investments Limited PO Box 33055 Petone.
 Physical Address: Not Supplied
 Contact Number: 04 568 5404 Extn: 705
 Email Address: generalmanager@petoneclub.co.nz

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:

Feature	Service Provider	IQP Details
• SS 2 - Automatic or manual emergency warning systems	FIRE SECURITY SERVICES	Name: Gavin Rhodes IQP Registration No: 411791 Date: 11th Aug 2025 
• SS 1 - Automatic systems for fire suppression	FIRE SECURITY SERVICES	Name: Matthew Noble IQP Registration No: WCC: 152546, HDC: 481, CENTRAL: 159 Date: 11th Aug 2025 




40 Durham Street South
PO Box 9045
Christchurch

Phone: 0800 863 493
0800 TO FIX DOORS
03-379 9032
E-mail: ppm@cid.co.nz

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS, MAINTENANCE AND REPORTING PROCEDURES – FORM 12A/ANNUAL REPORT

THE BUILDING				
Street address of Building: 40 Bouverie Street, Petone, Lower Hutt		Legal Description of land where building is located: Lot 2 DP 87775		
Building Name: Plumbing World, AMS Group & Ministry of Fisheries		Location of Building within site/block number:		
Level/Unit Number: Ground level and Mezzanine floor + Levels 1 & 2		Compliance Schedule Anniversary: 20 August		
		Compliance Schedule No.: CS1335		
THE OWNER				
Name of Owner: PWMC Property Investments Limited		Contact Person: Vicky Bennett		
Mailing Address: PO Box 33055, Petone 5046		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:				
SPECIFIED SYSTEMS AS PER BUILDING ACT 2004				
	1	Automatic sprinkler systems for fire suppression (for example, sprinkler systems)	8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings
	2	Automatic or manual emergency warning systems for fire or other dangers	9	Mechanical ventilation or air conditioning systems
X	3	SS 3/1 - Automatic Doors	10	Building maintenance units providing access to exterior and interior walls of buildings
	4	Emergency Lighting systems	11	Laboratory fume cupboards
	5	Escape route pressurisation systems	12	Audio loops or other assistive listening systems
	6	Riser mains for use by Fire Services	13	Smoke control systems
	7	Automatic backflow preventers connected to a portable water supply	14	Emergency power systems for, or signs relating to, a system or feature specified in any systems 1 to 13
Inspection Frequency: 3 monthly				
Performance Standard: NZS 4239:1993 for Auto Doors				
Comments: This 12A covers the Plumbing World Main Entrance Automatic Door				
Name of Independent Qualified Person (Please Print): Jeffrey Lee				IQP NO: 180910
Name of IQP Company	Commercial Door Services			

Signature of Independent Qualified Person:		Date: 21/7/2025
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FORM 12A Section 108 (3)(c), Building Act 2004

CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE, AND REPORTING PROCEDURES

FORM 12A, SECTION 108 (C) (3), BUILDING ACT 2004

BUILDING DETAILS

Building name: Plumbing World AMS Group and Ministry of Fisheries

Street address of building: 40 Bouverie st Petone 5012

Legal description of land where building is located: Lot 2 DP 87775

Location of building within a site/valuation number:

Compliance Schedule No: CS1335

Level/unit number: NA

OWNER DETAILS

Name of owner: PWMC Property Investments Limited

Contact person: Tracey Mc Ara

Mailing address: C/- CoveKinlock PO Box 44065 Lower Hutt

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):

SS 3 / 2: Access controlled doors

William Knowles 504516

.....
Full name of independent qualified person and registration number



.....
Signature of independent qualified person

Date: 03.07.2025

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

FILE CODE: 1222

THE BUILDING:

Street Address of the building: 40 Bouverie Street, Petone 5012
Legal description of land where building is located: Lot 2 DP 87775
Building Name: Plumbing World AMS Group & Ministry of Fisheries
Location of building within site / block number:
Level / Unit number: Ground level and Mezzanine floor + Levels 1 & 2

THE OWNER:

Name of Owner: PWMC Property Investments Limited
Mailing Address: PO Box 33055
Petone

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule (No: CS1335) have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

SS4	EMERGENCY LIGHTING SYSTEMS
SS14/2	SIGNS FOR SYSTEMS
SS15/2	FINAL EXITS
SS15/3	FIRE SEPARATIONS
SS15/4	SIGNS FOR COMMUNICATING INFORMATION INTENDED TO FACILITATE EVACUATION
SS15/5	SMOKE SEPARATIONS

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

SIGNATURE:

NAME:

IQP REGISTRATION NO:

Date

Nick Hendriks

117715

19/8/2025



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Form 12A

Certificate of compliance with inspection, maintenance, and Reporting procedures

CS1335

The Building

Street address of building: 40 Bouverie Street, Petone 5012
Legal description of land where building is located: LOT 2 DP 87775
Building name: Plumbing World, AMS Group & Ministry of Fisheries

Location of building within site/block number:
Level/unit number:

The Owner

Name of owner: PWMC Property Investments Ltd
Contact person:
Mailing address: PO Box 33055, Petone
Street address:

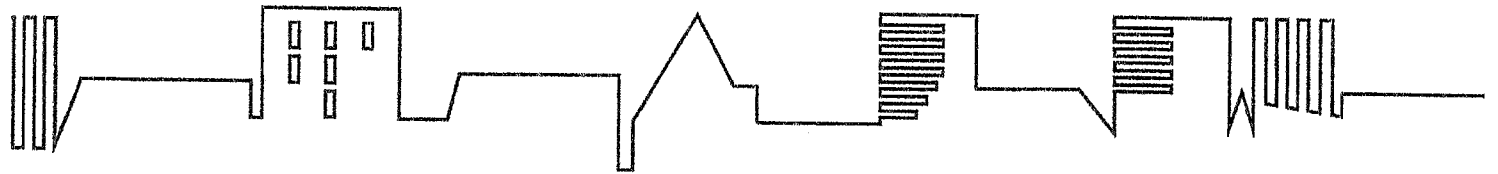
Compliance

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:

SS7 Back-Flow Preventer System (3 devices)
Wilkins 350 6 inch
Wilkins 950XL, Serial No. 3291957
WATTS 009, Serial No. 04004

DATE OF ANNUAL IQP INSPECTION: 22nd July 2025
DATE OF IQP RE-INSPECTION:N/A.....
REGISTRATION NO: 117489
Dino Toscano, BCIS Ltd
TITLE: Independent Qualified Person
SIGNATURE:
DATE: 13/08/2025

PO Box 158, Waikanae 5250, New Zealand
Telephone 04 293 2800 Facsimile 04 293 2801 Mobile 0274 479 087 Email bcis@xtra.co.nz



BCIS

Back-Flow Prevention Device - Test And Maintenance Report

TO: Redfire Systems Ltd

BUILDING OWNER: PWMC Property Investments Ltd

The back-flow preventer detailed hereon has been tested as required by the requirements of the compliance schedule and in accordance with the testing requirements as set out by the NZ Building Code Approved Documents Section G12 Water Supplies paragraph 3.7.2 October 2001.

Date Tested: 22/07/2025 Size: 6 inch
 Make Of Device: Wilkins Located At: 40 Bouverie Street, Petone
 Model Number: 350 (40 Bouverie St, in sparkler cupboard)
 Serial Number: **528032.**
 Type of Protection: **Zone / Individual / Containment**
 Type of Hazard: Low / Medium / High

	Reduced Pressure Devices			Pressure Vacuum Breaker	
	Double Check Devices		Relief Valve	Air Inlet	Check Valve
	First Check	Second Check			
Initial Test	DC-Closed Tight <input type="checkbox"/> RP 24 kpa Leaked <input type="checkbox"/>	Closed Tight <input type="checkbox"/> RP 20 kpa Leaked <input type="checkbox"/>	Opened At kpa	Opened At ____ kpa Did Not Open <input type="checkbox"/>	____ kpa Leaked <input type="checkbox"/>
Repairs & Materials Used					
Test After Repair	DC-Closed Tight <input type="checkbox"/> RP _____ kpa Leaked <input type="checkbox"/>	Closed Tight <input type="checkbox"/> RP _____ kpa Leaked <input type="checkbox"/>	Opened At ____ kpa	Opened At ____ kpa	____ kpa

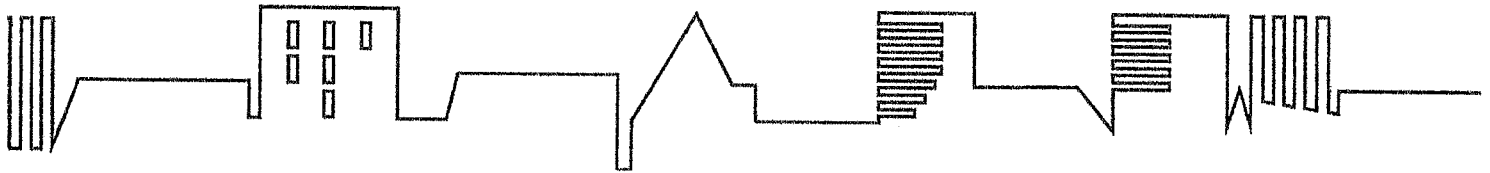
COMMENTS: **PASSED. TESTED SATISFACTORILY AT THE TIME OF INSPECTION.**

The above is certified to be true

Company Name: BCIS (Building Compliance Inspection Services) Ltd
 Company Address: PO Box 158
 Waikanae
 Certified Tester: Dino Toscano Signature: 
 IQP Registration No: 117489 Date: 17/8/2025
 Independent Qualified Person

The NZ Building Code handbook compliance schedules section CS7 advises that automatic backflow preventers connected to a potable water supply shall be inspected and tested annually.

PO Box 158, Waikanae 5250, New Zealand
 Telephone 04 293 2800 Facsimile 04 293 2801 Mobile 0274 479 087 Email bcis@xtra.co.nz



B ▲ C ▲ I ▲ S

Back-Flow Prevention Device - Test And Maintenance Report

TO: Redfire Systems Ltd

BUILDING OWNER: PPMC Property Investments Ltd

The back-flow preventer detailed hereon has been tested as required by the requirements of the compliance schedule and in accordance with the testing requirements as set out by the NZ Building Code Approved Documents Section G12 Water Supplies paragraph 3.7.2 October 2001.

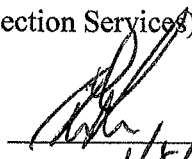
Date Tested: 22/07/2025 Size: 50mm
Make Of Device: WATTS Located At: 40 Bouverie St, Petone
Model Number: 009 (at entrance on the side of the building on the left
hand side of the drive)

Serial Number: 04004
Type of Protection: Zone / Individual / **Containment**
Type of Hazard: Low / Medium / High

	Reduced Pressure Devices			Pressure Vacuum Breaker	
	Double Check Devices		Relief Valve	Air Inlet	Check Valve
	First Check	Second Check			
Initial Test	DC-Closed Tight <input type="checkbox"/> RP 62 kpa Leaked <input type="checkbox"/>	Closed Tight <input checked="" type="checkbox"/> RP kpa Leaked <input type="checkbox"/>	Opened At 14 kpa	Opened At kpa Did Not Open <input type="checkbox"/>	kpa Leaked <input type="checkbox"/>
Repairs & Materials Used					
Test After Repair	DC-Closed Tight <input type="checkbox"/> RP kpa Leaked <input type="checkbox"/>	Closed Tight <input type="checkbox"/> RP kpa Leaked <input type="checkbox"/>	Opened At kpa	Opened At kpa	kpa

COMMENTS: **PASSED. TESTED SATISFACTORILY AT THE TIME OF INSPECTION.**

The above is certified to be true

Company Name: BCIS (Building Compliance Inspection Services) Ltd
Company Address: PO Box 158
Waikanae
Certified Tester: Dino Toscano Signature: 
IQP Registration No: 117489 Date: 1/8/2025
Independent Qualified Person

The NZ Building Code handbook compliance schedules section CS7 advises that automatic backflow preventers connected to a potable water supply shall be inspected and tested annually.

PO Box 158, Waikanae 5250, New Zealand

Telephone 04 293 2800 Facsimile 04 293 2801 Mobile 0274 479 087 Email bcis@xtra.co.nz

BCIS (BUILDING COMPLIANCE INSPECTION SERVICES) LTD



McIntyre Lift Compliance and Consulting Ltd
mike@mcintyrelifts.com
021 391492

To: Schindler
From: Mike McIntyre
CC:
Date: 16.07.2025
Re BWOFF for: PLUMBING WORLD AMS GROUP & MINISTRY OF FISHERIES
Specified System: SS8.1 Passenger carrying lifts

What is the Compliance Schedule number for this building?
CS1335

Who performed the checks and maintenance on-site?
Maintenance procedures: - Schindler
Annual Inspection: - MLCC

Specified System that was checked:

- **Age/ model/ location:**
 - Unknown Years, 1 x Passenger Lift, Main Lobby
- **Do you have a copy of the Compliance Schedule? Yes**
- **Which standard was used to check the system?**
 - D2/AS1 using NZS4332.
- **Frequency of checks / how many were done: Quarterly/ 4**
- **What maintenance undertaken: Normal manufacturers maintenance**
- **What was inspected/ tested: All equipment.**
- **Owners' logs referred to and completed. No**
- **Where your records are kept: Electronically.**

Other comments

Can the 12A be issued Yes


Signed: 



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: PLUMBING WORLD AMS GROUP & MINISTRY OF FISHERIES		Legal Description of land where building is located: LOT 2 DP 87775	
Street address of Building: 40 BOUVERIE STREET PETONE		Location of Building within site/block number: Refer to actual BWOFF	
Level/Unit Number: Refer to actual BWOFF.		Compliance Schedule No: CS1335	
THE OWNER			
Name of Owner: PWMC PROPERTY INVESTMENTS LIMITED		Contact Person:	
Mailing Address: PWMC PROPERTY INVESTMENTS LIMITED PO BOX 33055 PETONE		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:			
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. 1 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: 16.07.2025	

AHI Carrier (NZ) Ltd
A Carrier Joint Venture Company

Head Office :
207-211 Station Road
Penrose Auckland 1061
Ph: +64 9 355 6734 | Fax: +64 9 355 6736

Branch Office: Wellington
Cnr Jarden Mile & McCormack Place
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: PLUMBING WORLD AMS GROUP & MINISTRY OF FISHERIES
Street Address of Building: 40 Bouverie Street, Petone
Compliance Schedule: CS1335
Legal Description of Land: Lot 2 DP 87775
Level/unit number:

The owner

Name of owner: PWMC Property Investments Limited
Contact person: Vicky Bennett
Mailing address: PWMC Property Investments, PO Box 33055, Petone
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', written over a horizontal line.

Signature of Independent Qualified Person

Morne Jelliman

Date: 19th August 2025

Registration No: 397620

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.