

From: Avenue Apartments
Sent: 11/8/2023 3:58:43 AM
To: Amy Williams
Cc:
Subject: Fw: Service at 69 Hall Avenue Mangere (WOF21466763)
Attachments:

- 12A - SS 1, SS 2, SS 4 - Argus Fire Auckland.pdf
- SRaD 69 Hall Ave.pdf
- SS3.1 Dorma 12A.pdf
- SS9 METROPOLITAN AIR 69 Hall Avenue.pdf
- R-27721 AKL11992 B-RaD (2).pdf

Hi Amy,

Please see attached documents.

Kind Regards
Gilbert Singh

Avenue Apartments
Onsite Manager - AVENUE APTS

DUVAL™

M: +64 021 244 3812
T: +64 9 263 7205
E: avenueapartment@duvalgroup.co.nz | www.duval.co.nz
Head Office: 8 Lakewood Court, Manukau, Auckland 2104
[LinkedIn](#) | [Youtube](#) | [Facebook](#) | [Instagram](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error, please delete it and notify the sender.

From: CoveKinloch Compliance via Uptick <no-reply@uptickhq.com>
Sent: Tuesday, October 24, 2023 4:16 PM
To: Avenue Apartments <avenueapartment@duvalgroup.co.nz>
Subject: Service at 69 Hall Avenue Mangere (WOF21466763)

Dear Gilbert,

Please note that a Building Warrant of Fitness Report and Declaration (B-RaD) has been supplied in lieu of a Building Warrant of Fitness (BWof). A BWof was unable to be supplied because one or more required inspections on a specified system was missed. You can see which systems have these inspections missed on the attached B-RaD document.

The B-RaD should be displayed in lieu of a BWof, and its purpose is to notify building occupants:

- That one or more procedures required were not carried out.
- About the current performance status of each specified system

This is a new approach that MBIE have recommended when required inspections have not been completed, and we are following their recommendations. We understand this is a new approach, so if you have any questions please don't hesitate to reach out.

The supply of a B-RaD does not change any responsibilities an owner has under the Act, including maintaining inspections and systems going forwards. The B-RaD has been issued to the Local Territorial Authority who enforce local BWof provisions, and we expect a pragmatic approach will be taken. If you are concerned about the impact to insurance policies due to the non-supply of a BWof on their cover we encourage you to contact your insurance providers.

If CoveKinloch is engaged to complete Monthly Owners Inspections or specifically install the B-RaD after issuance, on your site, we will display the B-RaD for you on our next visit, and ensure the Monthly Check Sheets are up to date. If we are not engaged to complete Monthly Owners Inspections, please print a copy of the B-RaD to display on the wall, and a copy of the B-RaD and Monthly Check Sheets to be put in your Compliance Manual.

We also would love to hear your feedback - [click here](#) to share it. It should only take 30 seconds!

Please see attached reports for Hall Avenue Apartments. These reports are also available in your [customer portal](#).

- B-RaD

If there are other areas of compliance where you need assistance, we'd love to help out – this could be your monthly owner checks, other buildings that need a BWof, managing additional specified systems on your behalf, organising Evacuation Trials, or creating Evacuation Schemes. Just reply to this email and let us know what you need.

If you have any questions, please feel free to contact us.

Kind regards

Asmita Patil | Senior Building Compliance Administrator

CoveKinloch Compliance

021 920 733 | 09 955 5555

Asmita.patil@ckcompliance.co.nz
www.ckcompliance.co.nz



LIFE SAFETY & PROPERTY
PROTECTION

ARGUS FIRE SYSTEMS SERVICE LIMITED
Level 1, 485 Great South Road, Penrose, Auckland 1061
Ph: 09 634-0250 Email: compliance@argusfire.co.nz

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

THE BUILDING:

Street Address of the building:	69 Hall Avenue, Mangere, Auckland 2022
Legal description of land where building is located:	Lot 2 DP 200081
Building Name:	Avenue Apartments
Location of building within site / block number:	N/A
Level / Unit number:	N/A

THE OWNER:

Name of Owner:	Hall ACA Limited Partnership
Mailing Address:	C/- Mellow Business Group. P O Box 1225, Waikato Mail Centre, Hamilton 3240
Street Address:	

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule number **WOF21466763** have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

1.1	AUTOMATIC SPRINKLER SYSTEM	NZS4541:2013	COMPLIANT
2.1	EMERGENCY WARNING SYSTEM	NZS4512:2010	COMPLIANT
4	EMERGENCY LIGHTING SYSTEM		COMPLIANT

Signed by the independent qualified person:

SIGNATURE:

NAME:

Bryce Donaldson

POSITION:

General Manager - Northern

IQP REGISTRATION NO:

110289

DATE:

6 October 2023

All reasonable care has been taken to ensure that the information provided in this annual report is correct at the time of writing. We will not accept any liability for anything done or not done in reliance on the information in this annual report.

SPECIFIED SYSTEM REPORT AND DECLARATION (S-RAD)

Compliance Schedule Number: WOF21466763

This report has been issued in lieu of a Form 12A. Its purpose is to: 1. enable a BWoF Report and Declaration (B-RaD) to be supplied and displayed in the building 2. inform the building owner and the territorial authority about the reasons procedures were missed and advise the current performance status of the specified systems.

This report does not enable a Building Warrant of Fitness to be supplied and displayed.

Building

Street address of building: 69 Hall Avenue Mangere
Legal description: LOT 2 DP 200081
Building name: Hall Avenue Apartments
Level/Unit number:
Compliance Schedule Anniversary: 5th November 2021

Owner

Name of Owner: Hall ACA Limited Partnership
Mailing Address: PO Box 1225 Waikato Mail Centre
Contact Person: Asmita Patil

Specified System

SS 14/2 - Signs related to one or more of the specified systems 1–13
SS 15/2 - Final exits
SS 15/3 - Fire separations
SS 15/4 - Signs for communicating information intended to facilitate evacuation

IQP Declaration

Missed procedures

A Form 12A for the above specified system was unable to be issued due to one or more of the following scheduled inspection, maintenance and reporting (IMR) procedures of the compliance schedule not being carried out:

Procedure: Required monthly owner inspection was missed in the month of January 2023 & April 2023 no access.
Reason: Required monthly owner inspection was missed in the month of January 2023 due to staff was unwell and month of April 2023 no access.

Measures put in place to ensure the procedures are not missed in the future

CoveKinloch will complete all the future inspection in a timely manner.

Performance of the System

The above specified system is currently performing to the performance standard stated in the compliance schedule as at the date stated below. The missed IMR procedures have materially affected the ability of the specified system to perform to the performance standard for that system: No

Independent Qualified Person

Name of IQP: Reuben Lee

IQP Signature: 

IQP Registration Number: 113468

Date: 24th October 2023



dormakaba New Zealand Ltd

61-69 Patiki Road Avondale, 1026

Auckland New Zealand

Ph: 0800 788 688

Email: compliance.nz@dormakaba.com

FORM 12A

Certificate of Compliance with Inspections, Maintenance and Reporting Procedures
Form 12A Section 108 (3) (c), Building Act 2004

The Building

<u>Legal Land Description:</u>	LOT 2 DP 200081
<u>Building Name:</u>	Avenue Apartments
<u>Building Address:</u>	69 Hall Avenue Mangere 2022
<u>CS Number:</u>	WOF21466763
<u>Owner Details:</u>	Hall ACA Limited Partnership, C/O Mellow Business Group, PO Box 1225, Waikato Mail Centre, Hamilton 3240

Contact Person:

Compliance:

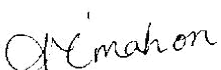
The inspection, maintenance and reporting procedures of the Compliance Schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified systems/s:

SS3/2 - Access Control Door(s)

Comments/Remedial Action:

SV 1456 STA - Access Control Entry to block 5&6
SV 1457 STA - Access Control Double door entry to block 3&4
SV 1458 STA - Access Control Double door entry to block 1 & 2
SV 1459 STA - Access Control Main entry pedestrian gate
SV 1460 GTS - Gates Vehicle Main Entry Gate - Access Controlled

Name of Company: dormakaba New Zealand Ltd
Name of IQP : Angela McMahon IQP No 110774

Signature: 

Date: August 2, 2023

dormakaba New Zealand Ltd

www.dormakaba.com

Ph: 0800 436 762



AIR CONDITIONING & REFRIGERATION LTD

P O Box 123-62
Penrose, Auckland
Phone: (09) 634-5780
Facsimile: (09) 634-1430
Mobile: 021 431142
E-mail: candice@metropolitanair.co.nz

Form 12 A

**CERTIFICATE OF COMPLIANCE WITH INSPECTION,
MAINTENANCE AND REPORTING PROCEDURES
SECTION 108(3) (c), Building Act 2004**

The Building

Street Address of Building:	69 Hall Avenue Mangere
Legal Description of Land where Building is Located:	LOT 2 DP 200081
Building Name:	Hall Avenue Apartments
Building Warrant of Fitness No:	WOF21466763
Building Warrant of Fitness Expiry Date:	05 November 2023

The Owner

Name of Owner:	Hall ACA Limited Partnership
Mailing Address:	PO Box 1225 Waikato Mail Centre

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:

(SS 9) Air Conditioning Systems and Mechanical Ventilation.

Signed:

Omar Amin

Omar Nariman Amin

IQP# 113481

Date Signed: 8th September 2023

Building Warrant Of Fitness Report And Declaration

Non-Compliance with Compliance Schedule: WOF21466763

This report has been issued in lieu of a Building Warrant of Fitness (BWof). Its purpose is to notify building occupants: 1. that one or more procedures required for a BWof to be supplied and displayed were not carried out 2. about the current performance status of each specified system.

Building	Compliance Schedule Anniversary: 5th November 2024
Street Address of Building: 69 Hall Avenue Mangere	Compliance Schedule No: WOF21466763
Building Name: Hall Avenue Apartments	Fire Hazard Category: 3
Legal Description: LOT 2 DP 200081	Lawful Use: Housing Multi Unit Dwelling Communal Residential
Level/Unit Number:	Purpose Group: TBC
Year First Constructed:	Intended Life (if 50 years or less):
The Maximum Number of Occupants that can safely use this building is: Unknown	

Owner	Agent
Owner: Hall ACA Limited Partnership	Agent: CoveKinloch Compliance
Mailing Address: PO Box 1225 Waikato Mail Centre	Registered Office: B:HIVE Building, Smales Farm, 72 Taharoto Rd, Takapuna, Auckland 0622
Owner's Agent Contact: Asmita Patil, 09 955 5555	Contact Email: compliance@ckcompliance.co.nz

Specified System Summary Report

The below table details whether a specified system was affected by the missed procedures and the current performance of the specified system with its respective performance standard.

Specified system	Procedure missed	Currently performing	Form 12A supplied	S-RaD supplied
SS 1 - Automatic systems for fire suppression	✗	✓	✓	✗
SS 2 - Automatic or manual emergency warning systems	✗	✓	✓	✗
SS 3/2 - Access controlled doors	✗	✓	✓	✗
SS 4 - Emergency lighting systems	✗	✓	✓	✗
SS 6 - Riser mains for use by fire services	✗	✓	✓	✗
SS 9 - Mechanical ventilation or air conditioning systems	✗	✓	✓	✗
SS 14/2 - Signs related to one or more of the specified systems 1-13	✓	✓	✗	✓
SS 15/2 - Final exits	✓	✓	✗	✓
SS 15/3 - Fire separations	✓	✓	✗	✓
SS 15/4 - Signs for communicating information intended to facilitate evacuation	✓	✓	✗	✓

For more information on inspection, maintenance and reporting procedures missed and/or current performance details, please see the individual Specified System Report and Declaration (S-RaD) for the specified system concerned.

Owners Declaration

A BWof was unable to be supplied and displayed because one or more scheduled inspection and/or maintenance procedures of the compliance schedule was not carried out. The Compliance Schedule and records are kept at 69 Hall Avenue Mangere and CoveKinloch Compliance, B:HIVE Building, Smales Farm, 72 Taharoto Rd, Takapuna, Auckland 0622.

Signature of agent on behalf of and with the authority of the owner:		Asmita Patil	25th October 2023
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