Form 12



PROJECT & CONSTRUCTION MANAGEMENT PROPERTY MANAGERS & CONSULTANTS

BUILDING WARRANT OF FITNESS

Section 108 Building Act 2004

160 Victoria St, Wellington

Issued: 12 May 2025 Number:728D Expires: 12 May 2026

2

The building

Building name: Pinnacle Apartments

Legal description of land where building is located: Lot 1 DP 431170

Street address of building: Location of building within site/block number:

Level/unit number:

N/A Current, lawfully established, use: Residential Apartments/Carparking/Retail

Year first constructed:

Intended life of the building if 50 years or less:

Highest fire hazard category for building use:

The owner

Name of owner: CS No 1 Ltd Contact person: M L Colman

Mailing address: PQ_Box_83013 Edmonton AUCKLAND 0652 **Agent**

Name of agent: Delta Magagement Limited M L Colman MAN

Contact person:

Mailing address: PO Box 83013 Edmonton AUCKLAND 0652

Phone Number: Daytime: 09 8363918 Mobile: 0274 921 943

Facsimile number: 09 838 5464

Relationship to owner: Manager / Independent Qualified Person

Warrant

The maximum number of occupants that can safely used this building is: 612

The inspection, maintenance and reporting procedures of the Compliance Schedule No: 490395 for the above building have been fully complied with during the 12 months prior to the date stated below.

SS01 Automatic Systems for fire suppression

SS02 Automatic/Manual Emergency Warning system for fire or other dangers

SS03/1 **Automatic Doors** SS03/2 Access Controlled Doors SS03/3 **Automatic Doors**

SS04 Emergency Lighting System

SS06 Riser Mains **SS07** Backflow SS08/1 Lifts Passenger Service

SS09 Mechanical Ventilation

SS14/2 Signs related to a system or feature specified in any clauses 1 to 13

SS15/2 Means of Escape from Fire (Final Exits) SS15/3 Means of Escape from Fire Fire Separations

SS15/4 Signs for communicating information intended to facilitate evaciation

SS15/5 Means of Escape from Fire (Smoke Separations)

The Compliance Schedule is kept at: 29 Taitua Drive, Te Atatu South Auckland 0610 with a copy at the property in the Compliance Manual **Attachments**

Certificates relating to inspections, maintenance and reporting

Signature of M L Colman

M. L. Cohun

25 April 2025

Date

62 Victoria Street Petone, Lower Hutt 5012 PO Box 842 Wellington 6140 P +64 4 478 1880 w argustire.co.nz

Call 24/7: 0800 4 argus

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:

160 Victoria Street

Legal description of land where building is located:

LOT 1 DP 431170

Building Name:

Pinnacle Apartments

Location of building within site / block number:

Level / Unit number:

17 Levels

THE OWNER:

Name of Owner:

CS No. 1 Limited

Mailing Address:

PO Box 11680 Manners Street Wellington 6142

Street Address:

COMPLIANCE:

The inspection, maintenance, and reporting procedures of the compliance schedule no: 490395 have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

	the following specified system/s.	
SS1	AUTOMATIC SYSTEMS FOR FIRE SUPPRESSION	COMPLIANT
SS2	EMERGENCY WARNING SYSTEMS	COMPLIANT
SS3.3	INTERFACED FIRE OR SMOKE DOORS OR WINDOWS	COMPLIANT
SS6	RISER MAINS	COMPLIANT

Signed by the Independent Qualified Person:

SIGNATURE:

Paul Ruawai

NAME:

Paul Ruawai

POSITION:

Sprinkler Service Manager

IQP REGISTRATION NUMBER: 143497

DATE: 30 April 2025

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.



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

Legal Land Description:

LOT 1 DP 431170

Building Name:

Pinnacle on Victoria

Building Address:

160 Victoria Street Te Aro 6011

CS Number:

490395

Owner Details:

CS No. 1 Ltd C/- PO Box 83013 Edmonton, Auckland 0652

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:

SS3/1 - Automatic Doors

Comments/Remedial Action:

Please note this 12A only coversthe following X 1 Door:

Serial No	Onsite Location	Specified System
22653	Ground Floor Entry	3/1

Name of Company:

dormakaba New Zealand Ltd

Name of IQP:

Angela McMahon IQP 407205

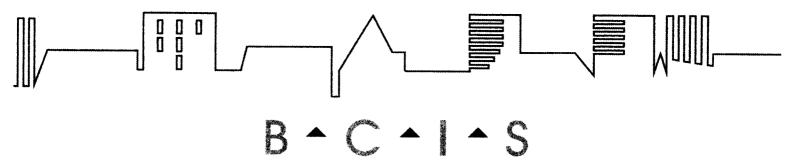
Signature:

. Or Emahon

Date:

April 24, 2025

DI 0000 400 TC3



Form 12A

Certificate of compliance with inspection, maintenance, and Reporting procedures

CS490395

The	Buil	ding
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Street address of building:

160 Victoria Street, Wellington

Legal description of land where building is located: LOT 1 DP 431170

Building name:

Pinnacle Apartments

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

17 levels

The Owner

Name of owner:

CS No. 1 Ltd

Contact person:

Mailing address:

PO Box 11680, Manners Street, Wellington 6142

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:

SS3/2

REGISTRATION NO:

Access Controlled Doors

SS4

Emergency Lighting Systems

DATE OF ANNUAL IQP INSPECTION: 3rd April 2025

DATE OF IQP RE-INSPECTION:

117489 Dino Toscano, BEIS Ltd

TITLE: Independent Qualified Person

SIGNATURE:

DATE:

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



L.B. White Ltd 42 Victoria St Lower Hutt

Business 587 1023 • Mobile 0274 426 006 • office@lbwhite.co.nz • www.lbwhite.co.nz

CONSULTANTS [WGTN]

Form 12A - Certificate of compliance with inspection, maintenance, and reporting procedures Section 108(3)©, Building Act 2004 Test Certificate - The following backflow prevention device has been tested in accordance with the Building Regulations 1992

Owner of Building: CS NO1 LTD

Contact Person:

Ross Alcock

Client Email:

daryl.mahony@aplproperty.co.nz

Client Address:

166 Victoria Street, Te Aro, Wellington

Phone Number::

0274544516

Device Address:

160 Victoria St, Wgtn - Sprinkler Pump Room,

Device Location:

Sprinkler Pump Room

Device Purpose:

Legal Description of Land where building is located: LOT 1 DP43117

Make:

Watts

Model No:

COLT

Size (mm):

100

Serial Serial No:

TG1217

New Device:

No

Correct Installation? Yes

Device Type:

DCV

1st Check (kPa)	2nd Check (kPa)	Relief Valve (kPa)
24.3	21.8	

Air Gap (mm)

Air Inlet (Y/N)

Air Inlet opened at (kPa)

Result: PASS

Date Tested

17 Apr 2025

I.Q.P / LBP:

Signed off:

157152 (HW)

Tested by:

Howard White

Remarks:

no isolation valve installed

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: Automatic backflow preventer connected to a potable water supply



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

CERTIFICATE OF COMPLIANCE WITH INSPECTIONS MAINTENANCE AND REPORTING PROCEDURES

	ding Name: nacle Apartments	Legal Description	of land where building is located:		
	et address of Building:		Location of Building within site/block number:		
	Victoria Street, Wellington	Refer to actual E	-		
	el/Unit Number:	Compliance Sche	edule No:		
Ref	er to actual BWOF.	490395			
	OWNER				
	ne of Owner:	Contact Person:			
	nacle Body Corporate 548838 ing Address:	Street Address/R	egistered Office:		
	Box 7077 Newtown Wellington 6242	Street Address/N	egistered Office.		
	inspection, maintenance, and reporting procedures of	f the compliance so	chedule have been fully complied with		
	ng the 12 months prior to the date stated below in rela				
200	4 SYSTEMS – as per Compliance Schedules issue	d under Building	Act 2004		
	SS1-Automatic systems for fire suppression	SS10-Buildir	ng maintenance units		
	SS2-Emergency warning systems	SS11-Labora	atory fume cupboards		
	SS3/1-Automatic door	SS12/1-Audi	o loops		
	SS3/2-Access controlled doors	SS12/2-FM & infrared transmission systems			
	SS3/3-Interfaced fire or smoke doors or windows	SS13/1-Mec	hanical 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-Eme	rgency power systems		
	SS7-Automatic Backflow Preventer's	SS14/2 -Sign			
✓	SS8/1-Passenger carrying lift		oken information to facilitate		
	SS8/2-Service lift	SS15/2b-Fin	al exits		
	SS8/3-Escalator & moving walk	SS15/3c-Fire	e separations		
	SS9-Mechanical ventilation/air conditioning systems		SS15/4d-Signs for facilitating evacuation		
		SS15/5e -Sm	oke separations		
4 x I Nan	nments, such as numbers of units, locations etc. Passenger Lifts ne of IQP (Please Print): Mike McIntyre				
Nan	ne of IQP Company: McIntyre Lift Compliance and	Consulting Ltd	IQP Number: 446801		
Signature of IQP:		_	Date: 30.04.2025		



Certificate of Compliance with Inspection, Maintenance and Reporting Procedures

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

Street Address: 160 Victoria Street, Wellington

Legal Description of land where building is located: Lot 1 DP 431170

Building Name: Pinnacle Apartments

Location of Building within site/block number:

Level/Unit Number:

Name of Owner: CS No 1 Ltd *Contact Person: M L Colman

Mailing Address:

Street Address: C/- PO Box 83013, Edmonton, Auckland 0652

Date: 12/5/2025

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:

• SS9 Mechanical Ventilation or Air Conditioning

151012

Tony O'Connell

Signature of licensed building practitioner:

Registration No.





The building	
Building name:	Pinnacle Apartments
Legal description of land where building is located:	Lot 1 DP 431170
Street address of building:	160 Victoria St, Wellington
Location of building within site/block number:	
Level/unit number:	
7 1	

Certificate of comaintenance, a	ompliar				
	_		_	•	
Section 108(3)(c), Building Act 200)4				
The building					
Building name:		Pinnacle Ap	artm	ents	
Legal description of land where build	ling is located:	Lot 1 DP 431			
Street address of building:		160 Victoria S	t, We	llington	
Location of building within site/block	number:				
Level/unit number:					
The owner		생활. 			
The owner Name of owner: CS No 1	Ltd D	ELTA			
Contact person: M L Coin	MAN	AGEMENT			
The inspection, maintenance and been fully complied with during the	I reporting prod				·
The inspection, maintenance and been fully complied with during the following specified system/s:	I reporting produce 12 months p	cedures of the Complia prior to the date stated		v in relation to the	<u> </u>
The inspection, maintenance and been fully complied with during the following specified system/s: Signs related to a system or feature specified in any clauses	I reporting produce 12 months p	cedures of the Complia prior to the date stated			- T.
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The inspection, maintenance and been fully complied with during the following specified system/s: Signs related to a system or feature specified in any clauses 1 to 13 SS 14/2 Signs for communicating information intended to facilitate evacuation	reporting produce 12 months p Means of (Final Exi Means of	redures of the Compliant or to the date stated of the stat	v v v v v v v v v v v v v v v v v v v	Means of Escape from Fire (Fire Separations	
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The inspection, maintenance and been fully complied with during the following specified system/s: Signs related to a system or feature specified in any clauses 1 to 13 SS 14/2 Signs for communicating information intended to facilitate evacuation SS 15/4	Means of (Smoke \$	cedures of the Compliant or to the date stated of the date stated of escape from fire its) SS 15/2 f Escape from Fire Separation) SS 15/5	v v v v v v v v v v v v v v v v v v v	Means of Escape from Fire (Fire Separations	
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M L Colman	<u>117358</u>
Name of Independent Qualified Person	IQP Number
MIllehun	
Signature of Independent Qualifier Person	Date:



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

	procedures seem	200(3) bunding Act 2	
	nnacle Body Corporate ox 7077, Newtown, We		06/2025
Widning Address. 1 O D	ox 7077, Newtown, We	miligion 0242	
Contact Person: As pe	r warrant		
Phone Number: As pe	r warrant		
	ictoria St, Te Aro, Welli	_	
-	_	cated: LOT 1 DP 431170 : Sprinkler Valve Room	
Test Certificate – The		evention device has been te	sted in accordance with the
	Building	g Regulations 1992	
Make: Ames	Model No: 4000ss		
Size: 100mm	Serial No: 80662	Type: RPZ	
New Device? YES			
Device Type: Boundary			
Is the installation correct	? Yes		
	Valve Pre	essure Information	
1 st Check	2 nd Check	Relief Opened	2 nd Shut Off Valve
65kpa	54kpa	28kpa	Passed
Pass	3		
Fail	7		
	-		

Testers Name: Ashley Hanrahan **IQP:** 536870 **EXP:** 30/11/2025

Testing device serial number: 3P4078

Test date: 19/08/24 Re-test date: 19/08/25

Signature:



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

Owner of Property:	Pinnacle Bod	y Corporate 548838	Test Date: 18/0	06/2025

Mailing Address: PO Box 7077, Newtown, Wellington 6242

Contact Person: As per warrant Phone Number: As per warrant

Device Address: 160 Victoria St, Te Aro, Wellington 6011

Legal Description of Land where building is located: LOT 1 DP 431170

Location of building within site/block number: Sprinkler Valve Room, bypass for main RPZ

Test Certificate – The following backflow prevention device has been tested in accordance with the Building Regulations 1992

Make: Watts

Model No: 009

Size: 50mm

Serial No: 07895

Type: RPZ

New Device? YES

Device Type: Boundary bypass Is the installation correct? Yes

Valve Pressure Information

1 st Check	2 nd Check	Relief Opened	2 nd Shut Off Valve
59kpa	50kpa	27kpa	Passed

Pass	×
Fail	

Testers Name: Ashley Hanrahan **IQP:** 536870 **EXP:** 30/11/2025

Testing device serial number: 3P4078

Test date: 19/08/24 Re-test date: 19/08/25

Signature: