



30 August 2021

Ms [REDACTED]
Email: [REDACTED]

Dear [REDACTED],

Official Information Act Request Car Park Structure

We received your enquiry made under section 12 of the Official Information Act 1982 on 9 August. Your request was as follows:

1) Request information regarding the structural safety of the Carpark and Building at the Waikato Hospital CBD building in Alexandra Street Hamilton

The Waiora CBD building at the corner of Collingwood Street and Alexandra Street is a leased building in which Waikato DHB is a tenant and, Podium Investment Ltd is the landlord. The lease commenced in 2016.

As a tenant, Waikato DHB bases structural safety oversight on the seismic rating of a building relative to the National Building Standard (NBS). This indicator is usually expressed as a percentage. In the lease between Waikato DHB and Podium Investments Ltd, a seismic rating of 80% of NBS was stipulated. The Landlord warrants that the Premises have a seismic rating of at least 80% of the New Building Standard on the commencement date of the first term.

An assessment of the building by the Landlord at the commencement of the lease achieved a NBS rating of 100%.

We understand that due to changing requirements for seismic assessment of buildings post the events of the Kaikoura earthquake, the Landlord is now re-assessing the building's seismic rating with an updated rating expected late 2021/early 2022.

Whilst the Landlord undertakes their reassessment of the building, Waikato DHB has elected to investigate any perceived health and safety risks to staff occupation of the building. This has concluded that *"continued occupancy of the building is appropriate"* and that the risk is *"considered very low"*.

Unrelated to the seismic rating of the building, we understand that the Landlord has indicated that they have placed some props in the car park due to water ingress issues.

We will continue to work with the Landlord to monitor the situation.

Waikato DHB supports the open disclosure of information to assist community understanding of how we are delivering publically funded healthcare. This includes the proactive publication of anonymised Official Information Act responses on our website from 10 working days after they have been released.

Regards

MARK CAWTHORNE
EXECUTIVE DIRECTOR FINANCE, PROCUREMENT AND SUPPLY CHAIN

