

SERVICE REPORT

Australian Unity - Peninsula Grange

431 Racecourse Road
Mornington
Victoria 3931

Report Number R-00641

Reference PENG-RC-2401522

Service Date: 19th August 2024

Scope of Works

12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly (19)

0	Critical Defects	A defect that renders a system inoperative.
64	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
1	Non-conformances	Missing information or incorrect feature that does not affect the system operation.
0	Recommendations	A modification suggested to improve the system performance.
0	Informational Notes	Detailed advice or general comment.
20	Passed Assets	

Servicing Summary

Service	Asset	Quantity
12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly	12 - Hinged and Pivoted Doorsets - Common	19

Maintenance

12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly

AS1851-2012 (a1) - Routine service of fire protection systems and equipment

Asset	Status
FD 3 - Hinged and Pivoted Doorset - Common Fire Door - Single	West stairwell FAIL



Non-critical defect

ID: 495 [🔗](#)

Added: 27th Mar 2024 2:41PM

Last Verified: 27th Mar 2024 2:43PM

Description:

Door leaf - door frame gap not in accordance with AS1905.1

Resolution:

Location:

West stairwell



[Click photos to enlarge](#)

Non-critical defect

ID: 494 [🔗](#)

Added: 27th Mar 2024 2:39PM

Last Verified: 27th Mar 2024 2:43PM

Description:

Door leaves and frames not tagged in accordance with AS1905.1

Resolution:

Location:

West stairwell

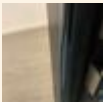


[Click photos to enlarge](#)

FD 16 - Hinged and Pivoted Doorset - Common Fire Door - Single	West car park exit FAIL
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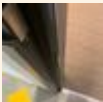


Asset	Status
Non-critical defect ID: 493 ↗ Description: Signage missing Resolution: Location: West car park exit  Click photos to enlarge Added: 27th Mar 2024 2:29PM Last Verified: 27th Mar 2024 2:34PM	
Non-critical defect ID: 492 ↗ Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: West car park exit  Click photos to enlarge Added: 27th Mar 2024 2:26PM Last Verified: 27th Mar 2024 2:34PM	
Non-critical defect ID: 491 ↗ Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: West car park exit  Click photos to enlarge Added: 27th Mar 2024 2:27PM Last Verified: 27th Mar 2024 2:34PM	

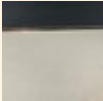
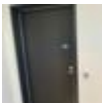
Asset		Status
Non-critical defect ID: 490 ↗		Added: 27th Mar 2024 2:30PM Last Verified: 27th Mar 2024 2:34PM
Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: West car park exit  Click photos to enlarge		
FD 14 - Hinged and Pivoted Doorset - Common Fire Door - Single		West car park to corridor FAIL
		
Non-critical defect ID: 489 ↗		Added: 27th Mar 2024 2:20PM Last Verified: 27th Mar 2024 2:21PM
Description: Unapproved door seals installed Resolution: Location: West car park to corridor  Click photos to enlarge		
Non-critical defect ID: 488 ↗		Added: 27th Mar 2024 2:18PM Last Verified: 27th Mar 2024 2:21PM
Description: Door not approved for vision panel Resolution: Location: West car park to corridor  Click photos to enlarge		

Asset	Status
Non-critical defect ID: 487 ↗	Added: 27th Mar 2024 2:19PM Last Verified: 27th Mar 2024 2:21PM
Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: West car park to corridor  Click photos to enlarge	
Non-critical defect ID: 486 ↗	Added: 27th Mar 2024 2:17PM Last Verified: 27th Mar 2024 2:21PM
Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: West car park to corridor  Click photos to enlarge	
Non-critical defect ID: 485 ↗	Added: 27th Mar 2024 2:15PM Last Verified: 27th Mar 2024 2:17PM
Description: Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1 Resolution: Location: West car park to corridor  Click photos to enlarge	

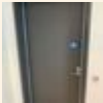
Asset		Status
Non-critical defect ID: 484 ↗		Added: 27th Mar 2024 2:14PM Last Verified: 27th Mar 2024 2:17PM
Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: West car park to corridor  Click photos to enlarge		
FD 13 - Hinged and Pivoted Doorset - Common Fire Door - Single		West car park to corridor FAIL
		
Non-critical defect ID: 483 ↗		Added: 26th Mar 2024 2:41PM Last Verified: 26th Mar 2024 2:42PM
Description: Door not approved for vision panel Resolution: Location: West car park to corridor  Click photos to enlarge		
Non-critical defect ID: 482 ↗		Added: 26th Mar 2024 2:34PM Last Verified: 26th Mar 2024 2:40PM
Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: West car park to corridor  Click photos to enlarge		

Asset		Status
Non-critical defect ID: 481 ↗		Added: 26th Mar 2024 2:35PM Last Verified: 26th Mar 2024 2:40PM
Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: West car park to corridor		
 Click photos to enlarge		
Non-critical defect ID: 480 ↗		Added: 26th Mar 2024 2:37PM Last Verified: 26th Mar 2024 2:40PM
Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: West car park to corridor		
 Click photos to enlarge		
Non-critical defect ID: 479 ↗		Added: 26th Mar 2024 2:38PM Last Verified: 26th Mar 2024 2:40PM
Description: Seal damaged Resolution: Location: West car park to corridor		
 Click photos to enlarge		
FD 12 - Hinged and Pivoted Doorset - Common Fire Door - Single		West lobby to car park FAIL
		

Asset	Status
Non-critical defect ID: 478 ↗ Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: West exit to car park  Click photos to enlarge	Added: 26th Mar 2024 2:18PM Last Verified: 26th Mar 2024 2:27PM
Non-critical defect ID: 477 ↗ Description: Door not approved for vision panel Resolution: Location: West lobby to car park  Click photos to enlarge	Added: 26th Mar 2024 2:22PM Last Verified: 26th Mar 2024 2:27PM
Non-critical defect ID: 476 ↗ Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: West lobby to car park  Click photos to enlarge	Added: 26th Mar 2024 2:23PM Last Verified: 26th Mar 2024 2:27PM

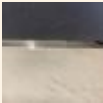
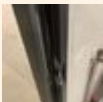
Asset		Status
Non-critical defect ID: 475 ↗		Added: 26th Mar 2024 2:20PM Last Verified: 26th Mar 2024 2:27PM
Description: No drop seal Resolution: Location: West lobby to car park  Click photos to enlarge		
Non-critical defect ID: 474 ↗		Added: 26th Mar 2024 2:25PM Last Verified: 26th Mar 2024 2:27PM
Description: Door seal damaged Resolution: Location: West lobby to car park  Click photos to enlarge		
North lobby exit	North lobby exit	PASS
		
South lobby exit	South lobby exit	PASS
		
FD 11 - Hinged and Pivoted Doorset - Common Fire Door - Single	Lobby exit to east car park	FAIL
		

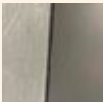
Asset	Status
Non-critical defect ID: 473 ↗ Description: Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1 Resolution: Location: East carpark exit Door  Click photos to enlarge Added: 26th Mar 2024 2PM Last Verified: 26th Mar 2024 2:02PM	
Non-critical defect ID: 472 ↗ Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution:  Click photos to enlarge Added: 26th Mar 2024 1:52PM Last Verified: 26th Mar 2024 1:56PM	
Non-critical defect ID: 471 ↗ Description: Unapproved door seals installed Resolution: Location: East carpark exit Door  Click photos to enlarge Added: 26th Mar 2024 1:55PM Last Verified: 26th Mar 2024 1:56PM	

Asset		Status
Non-critical defect ID: 470 ↗		Added: 26th Mar 2024 1:51PM Last Verified: 26th Mar 2024 1:56PM
Description: Signage missing Resolution: Location: East carpark exit Door		
		
Click photos to enlarge		
Non-critical defect ID: 469 ↗		Added: 26th Mar 2024 1:54PM Last Verified: 26th Mar 2024 1:56PM
Description: Door not approved for vision panel Resolution: Location: East carpark exit Door		
		
Click photos to enlarge		
FD 10 - Hinged and Pivoted Doorset - Common Fire Door - Single		Store room 2 FAIL
		
FD 9 - Hinged and Pivoted Doorset - Common Fire Door - Single		Store room 1 FAIL
		
FD 8 - Hinged and Pivoted Doorset - Common Fire Door - Single		East carpark FAIL
		

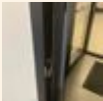
Asset	Status
Non-critical defect ID: 468 ↗	Added: 26th Mar 2024 1:05PM Last Verified: 26th Mar 2024 1:08PM
Description: Fire resistant doorset modified since last service Resolution:	
Non-critical defect ID: 467 ↗	Added: 26th Mar 2024 1:07PM Last Verified: 26th Mar 2024 1:08PM
Description: Door seal damaged Resolution: Location: East carpark entrance Door  Click photos to enlarge	
Non-critical defect ID: 466 ↗	Added: 26th Mar 2024 12:54PM Last Verified: 26th Mar 2024 1:02PM
Description: Door not approved for vision panel Resolution: Location: East carpark entrance Door  Click photos to enlarge	
Non-critical defect ID: 465 ↗	Added: 26th Mar 2024 12:58PM Last Verified: 26th Mar 2024 1:02PM
Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: East carpark entrance door  Click photos to enlarge	

Asset		Status
Non-critical defect ID: 464 ↗		Added: 26th Mar 2024 12:56PM Last Verified: 26th Mar 2024 1:02PM
Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: East carpark entrance door  Click photos to enlarge		
fd7 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair		Bin room exit FAIL
		
Non-critical defect ID: 462 ↗		Added: 26th Mar 2024 11:50AM Last Verified: 26th Mar 2024 11:51AM
Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: Bin room exit  Click photos to enlarge		
Non-critical defect ID: 463 ↗		Added: 26th Mar 2024 11:49AM Last Verified: 26th Mar 2024 11:51AM
Description: Door leaves and frames not tagged in accordance with AS1905.1 Required FRL -/90/90 Resolution: Location: Bin room exit  Click photos to enlarge		

Asset		Status
FD 6 - Hinged and Pivoted Doorset - Common Fire Door - Single	East carpark Bin store	FAIL
Non-critical defect ID: 461 ↗ Added: 26th Mar 2024 11:42AM Last Verified: 26th Mar 2024 11:42AM Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: East carpark store room  Click photos to enlarge		
Non-critical defect ID: 460 ↗ Added: 26th Mar 2024 11:37AM Last Verified: 26th Mar 2024 11:40AM Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: East carpark store room  Click photos to enlarge		
Non-critical defect ID: 459 ↗ Added: 26th Mar 2024 11:38AM Last Verified: 26th Mar 2024 11:40AM Description: Unapproved door seals installed Resolution: Location: East carpark store room  Click photos to enlarge		
fd4 - Hinged and Pivoted Doorset - Common Fire Door - Single	Near apt.233	FAIL
		

Asset		Status
Non-critical defect ID: 457 ↗		Added: 26th Mar 2024 11:28AM Last Verified: 26th Mar 2024 11:29AM
Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: East stairwell		
 Click photos to enlarge		
Non-critical defect ID: 456 ↗		Added: 26th Mar 2024 11:26AM Last Verified: 26th Mar 2024 11:27AM
Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: East stairwell		
 Click photos to enlarge		
Non-critical defect ID: 455 ↗		Added: 26th Mar 2024 11:24AM Last Verified: 26th Mar 2024 11:27AM
Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: Eat stairwell		
 Click photos to enlarge		
FD 5 - Hinged and Pivoted Doorset - Common Fire Door - Single		Near apt.233 FAIL
		

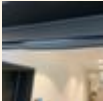
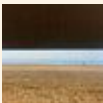
Asset	Status
Non-critical defect ID: 458 ↗ Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: Near apt.233 stairwell  Click photos to enlarge	Added: 26th Mar 2024 11:28AM Last Verified: 26th Mar 2024 11:29AM
Non-critical defect ID: 454 ↗ Description: Door leaf - door frame gap not in accordance with AS1905.1 Resolution: Location: Near apt.233 stairwell  Click photos to enlarge	Added: 26th Mar 2024 11:12AM Last Verified: 26th Mar 2024 11:24AM
Non-critical defect ID: 453 ↗ Description: Door doesn't self latch Resolution: Location: Near apt.233 stairwell  Click photos to enlarge	Added: 26th Mar 2024 11:13AM Last Verified: 26th Mar 2024 11:24AM

Asset	Status
Non-critical defect ID: 452 ↗	Added: 26th Mar 2024 11:20AM Last Verified: 26th Mar 2024 11:24AM
Description: Door leaves and frames not tagged in accordance with AS1905.1 Resolution: Location: Near apt.233 stairwell  Click photos to enlarge	
Non-critical defect ID: 451 ↗	Added: 26th Mar 2024 11:10AM Last Verified: 26th Mar 2024 11:24AM
Description: Door seals damaged Resolution: Location: Near apt.233 stairwell  Click photos to enlarge	
Non-critical defect ID: 450 ↗	Added: 26th Mar 2024 11:15AM Last Verified: 26th Mar 2024 11:24AM
Description: No vision panel present Resolution: Location: Near apt.233 stairwell  Click photos to enlarge	

Asset		Status
Non-critical defect ID: 449 ↗		Added: 26th Mar 2024 11:08AM Last Verified: 26th Mar 2024 11:24AM
Description: Signage missing Resolution: Location: Near apt.233 stairwell		
		
Click photos to enlarge		
FD 2 - Hinged and Pivoted Doorset - Common Fire Door - Single		Near apt.239 FAIL
Non-critical defect ID: 448 ↗		Added: 26th Mar 2024 10:47AM Last Verified: 26th Mar 2024 10:48AM
Description: Doorset no self closing/latching Resolution: Location: Near apt.239		
		
Click photos to enlarge		
Non-critical defect ID: 446 ↗		Added: 26th Mar 2024 10:41AM Last Verified: 26th Mar 2024 10:46AM
Description: Door not approved for vision panel Resolution: Location: Near apt.239		
		
Click photos to enlarge		

Asset	Status
Non-critical defect ID: 447 ↗ Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: Near apt.239  Click photos to enlarge Added: 26th Mar 2024 10:45AM Last Verified: 26th Mar 2024 10:46AM	
Non-critical defect ID: 444 ↗ Description: Damaged door seals Resolution: Location: Near apt.239  Click photos to enlarge Added: 26th Mar 2024 10:42AM Last Verified: 26th Mar 2024 10:46AM	
Non-critical defect ID: 445 ↗ Description: Damaged door seals Resolution: Location: Near apt.239  Click photos to enlarge Added: 26th Mar 2024 10:43AM Last Verified: 26th Mar 2024 10:46AM	

Asset		Status
Non-critical defect ID: 443 ↗		Added: 26th Mar 2024 10:39AM Last Verified: 26th Mar 2024 10:40AM
Description: Signage missing Resolution: Location: Near apt.239		
		
Click photos to enlarge		
SD 2 - Hinged and Pivoted Doorset - Common Smoke Door - Double Uneven pair		Near apt.243 FAIL
Non-critical defect ID: 441 ↗		Added: 26th Mar 2024 10:30AM Last Verified: 26th Mar 2024 10:32AM
Description: No vision panel present Resolution: Location: Near apt.243		
		
Click photos to enlarge		
Non-critical defect ID: 440 ↗		Added: 26th Mar 2024 10:23AM Last Verified: 26th Mar 2024 10:23AM
Description: Bottom gap not in accordance with manufacturer's recommendations Resolution: Location: Near apt.243		
		
Click photos to enlarge		

Asset		Status
Non-critical defect ID: 439 ↗		Added: 26th Mar 2024 10:18AM Last Verified: 26th Mar 2024 10:21AM
Description: Seal damaged Resolution: Location: Near apt.243  Click photos to enlarge		
Non-conformance ID: 442 ↗		Added: 26th Mar 2024 10:36AM Last Verified: 26th Mar 2024 10:38AM
Description: Signage missing Resolution: Location: Near apt.243  Click photos to enlarge		
FD 1 - Hinged and Pivoted Doorset - Common Fire Door - Single		Near apt. 248
		FAIL
Non-critical defect ID: 438 ↗		Added: 26th Mar 2024 10:11AM Last Verified: 26th Mar 2024 10:12AM
Description: Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1 Resolution: Location: Near apt.248  Click photos to enlarge		

Asset	Status
Non-critical defect ID: 437 ↗	Added: 26th Mar 2024 10:02AM Last Verified: 26th Mar 2024 10:03AM
Description: Doorset no self closing/latching	
Resolution:	
Location: Near apt.248	
	
Click photos to enlarge	
Non-critical defect ID: 436 ↗	Added: 26th Mar 2024 10AM Last Verified: 26th Mar 2024 10:01AM
Description: Seal damaged	
Resolution:	
Location: Near apt.248	
	
Click photos to enlarge	
Non-critical defect ID: 435 ↗	Added: 26th Mar 2024 9:58AM Last Verified: 26th Mar 2024 10:01AM
Description: Door not approved for vision panel	
Resolution:	
Location: Near apt.248	
	
Click photos to enlarge	

Asset		Status
Non-critical defect ID: 434 ↗		Added: 26th Mar 2024 9:57AM Last Verified: 26th Mar 2024 10:01AM
Description: Steel door frames not backfilled as per AS1905.1 Resolution: Location: Near apt.248  Click photos to enlarge		
SD 1	Near apt.245	FAIL
		
Non-critical defect ID: 433 ↗		Added: 26th Mar 2024 9:44AM Last Verified: 26th Mar 2024 9:46AM
Description: Bottom gap not in accordance with manufacturer's recommendations Resolution: Location: Near apt.245  Click photos to enlarge		
Non-critical defect ID: 432 ↗		Added: 26th Mar 2024 9:32AM Last Verified: 26th Mar 2024 9:46AM
Description: Door frame excessively distorted Resolution: Location: Near apt.245  Click photos to enlarge		

Asset

Status

Non-critical defect

ID: 431 [↗](#)

Added: 26th Mar 2024 9:35AM

Last Verified: 26th Mar 2024 9:46AM

Description:

Door not approved for vision panel

Resolution:

Location:

Near apt.245



Click photos to enlarge

Logbooks



06 - Fire Detection Systems [↗](#)

Classic Logbook

Signoff

Maintenance has been carried out in accordance with Part 15 of the Victorian Building Regulations 2018.

Technician	Date/Time	Accreditations	Signature
Mike Alford	19th Aug 2024 12AM		

Company Accreditations: