

## SERVICE REPORT

**Australian Unity - Peninsula Grange**

**431 Racecourse Road  
 Mornington  
 Victoria 3931**

**Report Number R-00362  
 Reference PENG-RC-2400225  
 Service Date: 3rd March 2024**

### Scope of Works

Annual Maintenance

<b>0</b>	<b>Critical Defects</b>	A defect that renders a system inoperative.
<b>27</b>	<b>Non-critical Defects</b>	A system impairment not likely to critically affect the operation of the system.
<b>0</b>	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
<b>0</b>	<b>Recommendations</b>	A modification suggested to improve the system performance.
<b>0</b>	<b>Informational Notes</b>	Detailed advice or general comment.

### Servicing Summary

Service	Asset	Quantity
12 - Hinged and Pivoted Doorsets - SOU (2012): Annual	12 - Hinged and Pivoted Doorset (SOU)	7

## Maintenance

### 12 - Hinged and Pivoted Doorsets - SOU (2012): Annual

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

#### Asset

#### Status

023 - Hinged and Pivoted Doorset -  
SOU Fire Door - Single

APT 229

FAIL



[Click photos to enlarge](#)

#### Non-critical defect

ID: 420 [↗](#)

Added: 18th Mar 2024 2:30PM

Last Verified: 18th Mar 2024 2:31PM

#### Description:

Seal damaged

#### Resolution:

#### Location:

Apt229



[Click photos to enlarge](#)

022 - Hinged and Pivoted Doorset -  
SOU Fire Door - Single

Apt233b

FAIL



[Click photos to enlarge](#)

#### Non-critical defect

ID: 430 [↗](#)

Added: 26th Mar 2024 9:28AM

Last Verified: 26th Mar 2024 9:34AM

#### Description:

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

Door required to be -/90/90 as it breaches the car park.

#### Resolution:

#### Location:

Apt233b



[Click photos to enlarge](#)

**Asset**

**Status**

**Non-critical defect**

ID: 419 [↗](#)

Added: 18th Mar 2024 2:16PM

Last Verified: 18th Mar 2024 2:19PM

**Description:**

Seal damaged

**Resolution:**

**Location:**

Apt233b



[Click photos to enlarge](#)

**Non-critical defect**

ID: 418 [↗](#)

Added: 18th Mar 2024 2:18PM

Last Verified: 18th Mar 2024 2:19PM

**Description:**

Smoke door not self closing

**Resolution:**

**Location:**

Apt 233b



[Click photos to enlarge](#)

**Non-critical defect**

ID: 417 [↗](#)

Added: 18th Mar 2024 2:17PM

Last Verified: 18th Mar 2024 2:19PM

**Description:**

Unapproved door seals installed

**Resolution:**

**Location:**

Apt233b



[Click photos to enlarge](#)

**021 - Hinged and Pivoted Doorset -  
SOU Fire Door - Single**

APT233a

**PASS**



[Click photos to enlarge](#)

Asset	Status
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020 - Hinged and Pivoted Doorset - Apt247  
 SOU Fire Door - Single

**FAIL**



Click photos to enlarge

**Non-critical defect**

ID: 416 [↗](#)

Added: 18th Mar 2024 1:44PM

Last Verified: 18th Mar 2024 1:44PM

**Description:**

Seal damaged

**Resolution:**

**Location:**

Apt247



Click photos to enlarge

019 - Hinged and Pivoted Doorset - Apt248  
 SOU Fire Door - Single

**FAIL**



Click photos to enlarge

**Non-critical defect**

ID: 415 [↗](#)

Added: 18th Mar 2024 1:35PM

Last Verified: 18th Mar 2024 1:35PM

**Description:**

Bottom gap not in accordance with manufacturer's recommendations

Drop seal not operational

**Resolution:**

**Location:**

Apt248



Click photos to enlarge

**Asset**

**Status**

**Non-critical defect**

ID: 414 [↗](#)

Added: 18th Mar 2024 1:33PM

Last Verified: 18th Mar 2024 1:35PM

**Description:**

Seal damaged

**Resolution:**

**Location:**

Apt248



[Click photos to enlarge](#)

**018 - Hinged and Pivoted Doorset -  
SOU Fire Door - Single**

Apt246

**FAIL**



[Click photos to enlarge](#)

**Non-critical defect**

ID: 413 [↗](#)

Added: 18th Mar 2024 1:29PM

Last Verified: 18th Mar 2024 1:30PM

**Description:**

Seal damaged

**Resolution:**

**Location:**

246



[Click photos to enlarge](#)

**017 - Hinged and Pivoted Doorset -  
SOU Fire Door - Single**

Apt239

**FAIL**



[Click photos to enlarge](#)

Asset	Status
<p><b>Non-critical defect</b> ID: 412 <a href="#">↗</a></p> <p><b>Description:</b> Seal damaged</p> <p><b>Resolution:</b></p> <p><b>Location:</b> 239</p>  <p><a href="#">Click photos to enlarge</a></p>	<p>Added: 18th Mar 2024 1:20PM Last Verified: 18th Mar 2024 1:21PM</p>

## Repairs

001 - Hinged and Pivoted Doorset - SOU Fire Door - Single Apt 227	FAIL
<p><b>ADDED</b> <b>Non-critical defect</b> ID: 396 <a href="#">↗</a></p> <p><b>Description:</b> Seal damaged</p> <p><b>Location:</b> Apt 227</p>  <p><a href="#">Click photos to enlarge</a></p>	<p>Added: 18th Mar 2024 9:27AM Last Verified: 18th Mar 2024 9:34AM</p>

Parts/Labour	Quantity
<p><b>ADDED</b> <b>Non-critical defect</b> ID: 395 <a href="#">↗</a></p> <p><b>Description:</b> Bottom gap not in accordance with manufacturer's recommendations Drop seal not operational</p> <p><b>Location:</b> Apt227</p>  <p><a href="#">Click photos to enlarge</a></p>	<p>Added: 18th Mar 2024 9:33AM Last Verified: 18th Mar 2024 9:34AM</p>

Parts/Labour	Quantity
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002 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt232

**ADDED** Non-critical defect

Added: 18th Mar 2024 9:36AM

ID: 397 [↗](#)

Last Verified: 18th Mar 2024 9:38AM

**Description:**

Seal damaged

**Location:**

Apt 232



[Click photos to enlarge](#)

Parts/Labour

Quantity

003 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt231

**ADDED** Non-critical defect

Added: 18th Mar 2024 9:47AM

ID: 398 [↗](#)

Last Verified: 18th Mar 2024 9:47AM

**Description:**

Seal damaged

**Location:**

Apt231



[Click photos to enlarge](#)

Parts/Labour

Quantity

004 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt230

**ADDED** Non-critical defect

Added: 18th Mar 2024 9:50AM

ID: 399 [↗](#)

Last Verified: 18th Mar 2024 9:51AM

**Description:**

Seal damaged

**Location:**

Apt230



[Click photos to enlarge](#)

**Parts/Labour**

**Quantity**

005 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt234

**ADDED** Non-critical defect

Added: 18th Mar 2024 9:54AM

ID: 400 [↗](#)

Last Verified: 18th Mar 2024 9:55AM

**Description:**

Seal damaged

**Location:**

Apt234



[Click photos to enlarge](#)

**Parts/Labour**

**Quantity**

006 - Hinged and Pivoted Doorset - SOU Fire Door - Single  
Apt235

FAIL

**ADDED** Non-critical defect  
ID: 401 [↗](#)

Added: 18th Mar 2024 10:36AM  
Last Verified: 18th Mar 2024 10:37AM

**Description:**  
Seal damaged

**Location:**  
Apt235



[Click photos to enlarge](#)

Parts/Labour

Quantity

007 - Hinged and Pivoted Doorset - SOU Fire Door - Single  
Apt240

FAIL

**ADDED** Non-critical defect  
ID: 402 [↗](#)

Added: 18th Mar 2024 10:41AM  
Last Verified: 18th Mar 2024 10:42AM

**Description:**  
Seal damaged

**Location:**  
Apt240



[Click photos to enlarge](#)

Parts/Labour

Quantity

008 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt238

**ADDED** Non-critical defect

Added: 18th Mar 2024 10:50AM

ID: 403 [↗](#)

Last Verified: 18th Mar 2024 10:51AM

**Description:**

Bottom gap not in accordance with manufacturer's recommendations  
Drop seal Damaged

**Location:**

Apt238



Click photos to enlarge

Parts/Labour

Quantity

009 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt237

**ADDED** Non-critical defect

Added: 18th Mar 2024 10:55AM

ID: 404 [↗](#)

Last Verified: 18th Mar 2024 10:56AM

**Description:**

Seal damaged

**Location:**

Apt237



Click photos to enlarge

Parts/Labour

Quantity

011 - Hinged and Pivoted Doorset - SOU Fire Door - Single  
Apt245

FAIL

**ADDED** Non-critical defect  
ID: 405 [↗](#)

Added: 18th Mar 2024 11:22AM  
Last Verified: 18th Mar 2024 11:23AM

**Description:**  
Seal damaged

**Location:**  
Apt245



[Click photos to enlarge](#)

Parts/Labour

Quantity

012 - Hinged and Pivoted Doorset - SOU Fire Door - Single  
Apt241

FAIL

**ADDED** Non-critical defect  
ID: 406 [↗](#)

Added: 18th Mar 2024 11:28AM  
Last Verified: 18th Mar 2024 11:28AM

**Description:**  
Seal damaged

**Location:**  
Apt241



[Click photos to enlarge](#)

Parts/Labour

Quantity

013 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt236

**ADDED** Non-critical defect

Added: 18th Mar 2024 11:39AM

ID: 407 [↗](#)

Last Verified: 18th Mar 2024 11:39AM

**Description:**

Seal damaged

**Location:**

Apt236



[Click photos to enlarge](#)

Parts/Labour

Quantity

014 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt242

**ADDED** Non-critical defect

Added: 18th Mar 2024 12:27PM

ID: 408 [↗](#)

Last Verified: 18th Mar 2024 12:28PM

**Description:**

Seal damaged

**Location:**

Apt242



[Click photos to enlarge](#)

Parts/Labour

Quantity

015 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt228

**ADDED** Non-critical defect

Added: 18th Mar 2024 12:38PM

ID: 409 [↗](#)

Last Verified: 18th Mar 2024 12:38PM

**Description:**

Seal damaged

**Location:**

Apt228



[Click photos to enlarge](#)

**Parts/Labour**

**Quantity**

016 - Hinged and Pivoted Doorset - SOU Fire Door - Single

FAIL

Apt244

**ADDED** Non-critical defect

Added: 18th Mar 2024 12:52PM

ID: 411 [↗](#)

Last Verified: 18th Mar 2024 12:55PM

**Description:**

Seal damaged

**Location:**

Apt244



[Click photos to enlarge](#)

**Parts/Labour**

**Quantity**

**ADDED** Non-critical defect

Added: 18th Mar 2024 12:52PM

ID: 410 [↗](#)

Last Verified: 18th Mar 2024 12:55PM

**Description:**

Seal damaged

**Location:**

244



[Click photos to enlarge](#)

**Parts/Labour**

**Quantity**

## Logbooks



### 06 - Fire Detection Systems [↗](#)

Classic Logbook



### 02 - Automatic fire sprinkler 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
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Micra Fire Technician	3rd Mar 2024 10:40PM		
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Mike Alford	3rd Mar 2024 10:40PM		
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## Signatures

Hayden Rock

### Company Accreditations: