

SERVICE REPORT

Australian Unity - The Oaks Community

110 Hull Road
 Croydon
 Victoria 3136

Report Number R-00867

Reference OAKS-2400153

Service Date: 23rd September 2024

Scope of Works

12 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual (2)

0	Critical Defects	A defect that renders a system inoperative.
2	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
0	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.
6	Passed Assets	

Servicing Summary

Service	Asset	Quantity
12 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual	12 - Fire and Smoke Walls, Floors and Ceilings	2

Maintenance

12 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual

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

Asset

Status

006 - Fire and Smoke Walls, Floors and Ceiling Fire Rated Wall Walls for community centre

FAIL



Non-critical defect

ID: 1006 [↗](#)

Added: 25th Jun 2024 10:26AM

Last Verified: 25th Jun 2024 10:27AM

Description:

Reference drawings identify fire / smoke walls have been removed or modified

Resolution:

Fire rated wall has been penetrated by bathroom exhaust fan. Quote to rectify defect required.

Location:

Bathroom 1 and 2

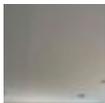
Quote: **ACTIONED** [↗](#)



Click photos to enlarge

005 - Fire and Smoke Walls, Floors and Ceiling Fire Rated Ceiling Ceiling for community centre

FAIL



Asset**Status****Non-critical defect**ID: 1005 [↗](#)

Added: 25th Jun 2024 10:18AM

Last Verified: 25th Jun 2024 10:19AM

Description:

Reference drawings identify fire-rated ceilings have been removed or modified. Fire rated ceiling has been penetrated by non-rated access panel.

Resolution:

Remove access panel to install fire check plaster. Quote to rectify defect required.

Location:

Bathroom 1

Quote: **ACTIONED** [↗](#)



[Click photos to enlarge](#)

Signoff

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

Technician	Date/Time	Accreditations	Signature
Micra Service Technician	23rd Sep 2024 12AM		
Mike Alford	23rd Sep 2024 12AM		

Company Accreditations: