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SERVICE REPORT

Australian Unity - Victoria Grange Residential Aged Care (RAC)

502 Burwood Hwy,
Vermont South VIC 3133

Report Number R-00332
Reference VICGR-AC2400387
Service Date:

Scope of Works

10 - Portable and Wheeled Fire Extinguishers

1	Critical Defects	A defect that renders a system inoperative.
24	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.

Servicing Summary

Service	Asset	Quantity
12 - Hinged and Pivoted Doorsets - Common (2012): Annual	12 - Hinged and Pivoted Doorsets - Common	43

Maintenance

12 - Hinged and Pivoted Doorsets - Common (2012): Annual

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

Asset		Status
098 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Admin to staff room	PASS Click photos to enlarge
097 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 Lobby stairwell	PASS Click photos to enlarge
096 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 South	PASS Click photos to enlarge
095 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 South	PASS Click photos to enlarge
094 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 4 South	PASS Click photos to enlarge
093 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 4 South	PASS Click photos to enlarge
092 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 South	PASS Click photos to enlarge

Asset		Status
091 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 North	PASS Click photos to enlarge
090 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 North	PASS Click photos to enlarge
089 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 4 North	PASS Click photos to enlarge
088 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 4 North	PASS Click photos to enlarge
087 - Hinged and Pivoted Doorset - Common Exit Door - Single	Level 4 North	PASS Click photos to enlarge
086 - Hinged and Pivoted Doorset - Common Exit Door - Single	Level 2 North admin	FAIL Click photos to enlarge

Non-critical defect
ID: 843

Added: 19th Apr 2024 11:59AM
Last Verified: 19th Apr 2024 12PM

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

Resolution:

Click photos to enlarge

Asset		Status
085 - Hinged and Pivoted Doorset - Common Exit Door - Single	Level 2 kichen exit	FAIL Click photos to enlarge

Non-critical defect
ID: 842

Added: 19th Apr 2024 11:53AM
Last Verified: 19th Apr 2024 11:53AM

Description:
Door edges splitting

Resolution:

Click photos to enlarge

Non-critical defect
ID: 841

Added: 19th Apr 2024 11:51AM
Last Verified: 19th Apr 2024 11:53AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

084 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 North stairwell	FAIL Click photos to enlarge

Non-critical defect
ID: 840

Added: 19th Apr 2024 11:45AM
Last Verified: 19th Apr 2024 11:46AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

Asset		Status
083 - Hinged and Pivoted Doorset - Common	Level 1 North stairwell	FAIL Click photos to enlarge

Non-critical defect
ID: 839

Added: 19th Apr 2024 11:38AM
Last Verified: 19th Apr 2024 11:39AM

Description:
Smoke seals not suitable for door/assembly type

Resolution:

Click photos to enlarge

082 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 1 North adjacent 27	PASS Click photos to enlarge
081 - Hinged and Pivoted Doorset - Common Fire Door - Single	Lift room	PASS Click photos to enlarge
080 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 1 North Lobby	PASS Click photos to enlarge
079 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 South Nurses station	FAIL Click photos to enlarge

Asset		Status

Non-critical defect
ID: 838

Added: 19th Apr 2024 11:19AM
Last Verified: 19th Apr 2024 11:20AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

Non-critical defect
ID: 837

Added: 19th Apr 2024 11:18AM
Last Verified: 19th Apr 2024 11:20AM

Description:
Door hardware not securely attached as per AS1905.1

Resolution:

Click photos to enlarge

078 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 1 South Lobby	PASS Click photos to enlarge
077 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 1 South adjacent 6	PASS
076 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 South stairwell	PASS Click photos to enlarge
075 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 South stairwell	PASS Click photos to enlarge
074 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 South stairwell	FAIL Click photos to enlarge

Asset		Status

Non-critical defect
ID: 835

Added: 19th Apr 2024 10:53AM
Last Verified: 19th Apr 2024 10:53AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

073 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 South stairwell	FAIL Click photos to enlarge

Non-critical defect
ID: 836

Added: 19th Apr 2024 10:54AM
Last Verified: 19th Apr 2024 10:56AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

072 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 3 South adjacent 79	PASS
071 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 3 South adjacent 86	PASS Click photos to enlarge
070 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 3 adjacent 87	FAIL Click photos to enlarge

Asset		Status

Non-critical defect
ID: 834

Added: 19th Apr 2024 10:37AM
Last Verified: 19th Apr 2024 10:37AM

Description:
Door hinges damaged

Resolution:

Click photos to enlarge

069 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 3 North adjacent 94	FAIL

Non-critical defect
ID: 833

Added: 19th Apr 2024 10:30AM
Last Verified: 19th Apr 2024 10:31AM

Description:
Door edges splitting

Resolution:

Click photos to enlarge

068 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 North stairwell	PASS Click photos to enlarge
067 - Hinged and Pivoted Doorset - Common	Level 3 North stairwell	PASS Click photos to enlarge
066 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Laundry	FAIL Click photos to enlarge

Asset	Status

Non-critical defect
ID: 831

Added: 19th Apr 2024 9:50AM
Last Verified: 19th Apr 2024 9:50AM

Description:
Door leaf/frame has non-approved fittings

Resolution:

Click photos to enlarge

065 - Hinged and Pivoted Doorset - Common Fire Door - Single

Level 2 Laundry

FAIL

Click photos to enlarge

Critical defect
ID: 830

Added: 19th Apr 2024 9:36AM
Last Verified: 19th Apr 2024 9:40AM

Description:
Doorset no self closing/latching

Resolution:

Click photos to enlarge

Non-critical defect
ID: 832

Added: 19th Apr 2024 9:51AM
Last Verified: 19th Apr 2024 9:51AM

Description:
Door leaf/frame has non-approved fittings

Resolution:

Non-critical defect
ID: 829

Added: 19th Apr 2024 9:34AM
Last Verified: 19th Apr 2024 9:40AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

Asset		Status

Non-critical defect
ID: 828

Added: 19th Apr 2024 9:39AM
Last Verified: 19th Apr 2024 9:40AM

Description:
Door hardware not fitted

Resolution:

Click photos to enlarge

Non-critical defect
ID: 827

Added: 19th Apr 2024 9:37AM
Last Verified: 19th Apr 2024 9:40AM

Description:
Signage missing

Resolution:

Click photos to enlarge

Non-critical defect
ID: 826

Added: 19th Apr 2024 9:35AM
Last Verified: 19th Apr 2024 9:40AM

Description:
Door edges splitting

Resolution:

Click photos to enlarge

064 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 North stairwell	PASS Click photos to enlarge
063 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 North stairwell	PASS Click photos to enlarge

Asset		Status
062 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Kitchen-exit door	FAIL Click photos to enlarge

Non-critical defect
ID: 825

Added: 19th Apr 2024 9:16AM
Last Verified: 19th Apr 2024 9:17AM

Description:
Doorset no self closing/latching

Resolution:

Click photos to enlarge

Non-critical defect
ID: 824

Added: 19th Apr 2024 9:14AM
Last Verified: 19th Apr 2024 9:17AM

Description:
Door hardware not securely attached as per AS1905.1

Resolution:

Click photos to enlarge

061 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Kitchen enty door	FAIL Click photos to enlarge

Non-critical defect
ID: 823

Added: 19th Apr 2024 8:32AM
Last Verified: 19th Apr 2024 8:33AM

Description:
Doorset no self closing/latching

Resolution:

Click photos to enlarge

Asset		Status
060 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 2 North adjacent 63	FAIL Click photos to enlarge

Non-critical defect
ID: 822

Added: 19th Apr 2024 8:01AM
Last Verified: 19th Apr 2024 8:02AM

Description:
Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1

Resolution:

Click photos to enlarge

059 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 2 Lobby North	FAIL Click photos to enlarge

Non-critical defect
ID: 821

Added: 19th Apr 2024 7:53AM
Last Verified: 19th Apr 2024 7:54AM

Description:
Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1

Resolution:

Click photos to enlarge

058 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 South stairwell	PASS Click photos to enlarge
057 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 2 south adjacent 46	PASS Click photos to enlarge

Asset		Status
056 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 2 lobby south	FAIL Click photos to enlarge

Non-critical defect
ID: 820

Added: 19th Apr 2024 7:28AM
Last Verified: 19th Apr 2024 7:28AM

Description:
Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1

Resolution:

Repairs

056 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair FAIL
Level 2 lobby south

RESOLVED **Non-critical defect**
ID: 819

Added: 19th Apr 2024 7:24AM
Last Verified: 19th Apr 2024 7:25AM

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

Click photos to enlarge

Parts/Labour	Quantity

Signoff

Maintenance has been carried out in accordance with current regulations.

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	None		
Micra Air	None		

Company Accreditations: