

## SERVICE REPORT

<p><b>Australian Unity - The Alba RC</b></p> <p>114 Albert Road          South Melbourne          Victoria 3205</p>	<p><b>Report Number R-00844</b>  <b>Reference ALBA-RC2400097</b>  <b>Service Date: 11th September 2024</b></p>
---	--

<b>Scope of Works</b>
Path of Travel & Discharge to Exit (2012): Quarterly (0)

<b>0</b>	<b>Critical Defects</b>	A defect that renders a system inoperative.
<b>3</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>2</b>	<b>Recommendations</b>	A modification suggested to improve the system performance.
<b>0</b>	<b>Informational Notes</b>	Detailed advice or general comment.
<b>115</b>	<b>Passed Assets</b>	

<b>Servicing Summary</b>		
<b>Service</b>	<b>Asset</b>	<b>Quantity</b>
Path of Travel & Discharge to Exit (2012): Quarterly	12 - Path of Travel & Discharge to Exit	119

<b>Maintenance</b>		
<b>Path of Travel &amp; Discharge to Exit (2012): Quarterly</b>		
<b>Asset</b>		<b>Status</b>
119 - Path of Travel & Discharge to Exit Path of Travel	Mezzanine stairwell	<span style="background-color: #27ae60; color: white; padding: 2px 5px; border-radius: 3px;">PASS</span>

Asset	Status
-------	--------



**118 - Path of Travel & Discharge to Exit Path of Travel**

Mezzanine stairwell

**PASS**



**117 - Path of Travel & Discharge to Exit Exit Door**

Ground stairs to foyer

**PASS**



**116 - Path of Travel & Discharge to Exit Path of Travel**

B2 carpark

**FAIL**



**Non-critical defect**

ID: 1600 [↗](#)

Added: 13th Sep 2024 10:45AM

Last Verified: 13th Sep 2024 10:47AM

**Description:**

Exit sign obstructed and changed to running man not arrow

**Resolution:**



[Click photos to enlarge](#)

**Non-critical defect**

ID: 1599 [↗](#)

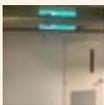
Added: 13th Sep 2024 10:43AM

Last Verified: 13th Sep 2024 10:44AM

**Description:**

Exit sign is obstructed

**Resolution:**



[Click photos to enlarge](#)

Asset		Status
016 - Path of Travel & Discharge to Exit Exit Door	Level 13 stairwell	PASS
		
025 - Path of Travel & Discharge to Exit Exit Door	Level 12 stairwell	PASS
		
028 - Path of Travel & Discharge to Exit Exit Door	Level 11 stairwell	PASS
		
034 - Path of Travel & Discharge to Exit Exit Door	Level 10 stairwell	PASS
		
041 - Path of Travel & Discharge to Exit Exit Door	Level 9 stairwell	PASS
		
052 - Path of Travel & Discharge to Exit Path of Travel	Level 7 corridor	PASS
		
050 - Path of Travel & Discharge to Exit Path of Travel	Level 7 corridor	PASS

Asset	Status
	
<b>062 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	<b>PASS</b>
	
<b>056 - Path of Travel &amp; Discharge to Exit Exit Door</b>	<b>PASS</b>
	
<b>071 - Path of Travel &amp; Discharge to Exit Exit Door</b>	<b>PASS</b>
	
<b>086 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	<b>PASS</b>
	
<b>095 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	<b>PASS</b>
	
<b>093 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	<b>PASS</b>
	

Asset		Status
<b>102 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 1 corridor	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>104 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 1 stairwell	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>111 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Goods lift lobby	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>003 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 15 stairwell	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>012 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 14 stairwell	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>018 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 13 corridor	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>021 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 12 stairwell	<div style="background-color: #28a745; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>

Asset	Status
	
<b>049 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 7 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>055 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 6 lounge <span style="float: right;"><b>PASS</b></span>
	
<b>064 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 5 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>082 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 3 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>110 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Ground floor lift lobby <span style="float: right;"><b>PASS</b></span>
	
<b>005 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 15 stairwell <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
014 - Path of Travel & Discharge to Exit Path of Travel	Level 13 stairwell	PASS
		
027 - Path of Travel & Discharge to Exit Path of Travel	Level 11 stairwell	PASS
		
036 - Path of Travel & Discharge to Exit Exit Door	Level 10 stairwell	PASS
		
042 - Path of Travel & Discharge to Exit Path of Travel	Level 9 stairwell	PASS
		
045 - Path of Travel & Discharge to Exit Path of Travel	Level 8 corridor	PASS
		
054 - Path of Travel & Discharge to Exit Path of Travel	Level 7 stairwell	PASS
		
051 - Path of Travel & Discharge to Exit Path of Travel	Level 7 lounge	PASS

Asset	Status
	
<b>059 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 6 corridor <span style="float: right;"><b>PASS</b></span>
	
<b>057 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 6 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>066 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 5 corridor <span style="float: right;"><b>PASS</b></span>
	
<b>079 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 4 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>088 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 3 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>097 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 2 stairwell <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
<b>103 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 1 stairwell	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>112 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Ground floor reception to The Grace	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>106 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Ground floor meter room to lobby	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>115 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	B2 stairwell	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>058 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 6 staff room	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>072 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 5 stairwell	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>089 - Path of Travel &amp; Discharge to Exit Fire Isolated Stairs</b>	basement rear mid stairs	<div style="background-color: red; color: white; padding: 2px 5px; border-radius: 3px;">FAIL</div>

Asset	Status
-------	--------



**Recommendation**

ID: 1601 [↗](#)

Added: 13th Sep 2024 10:54AM  
Last Verified: 13th Sep 2024 10:55AM

**Description:**

Recommend directional exit sign

**Resolution:**



Click photos to enlarge

**080 - Path of Travel & Discharge to Exit Path of Travel**

Level 4 stairwell

**PASS**



**077 - Path of Travel & Discharge to Exit Path of Travel**

Level 4 corridor

**PASS**



**073 - Path of Travel & Discharge to Exit Path of Travel**

Level 4 stairwell

**PASS**



**006 - Path of Travel & Discharge to Exit Path of Travel**

Level 15 corridor

**PASS**



**076 - Path of Travel & Discharge to Exit Path of Travel**

Level 4 dining

**PASS**

Asset	Status
	
<b>011 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 14 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>075 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 4 corridor <span style="float: right;"><b>PASS</b></span>
	
<b>020 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 13 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>081 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 3 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>019 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 13 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>090 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 2 stairwell <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
023 - Path of Travel & Discharge to Exit Path of Travel	Level 12 corridor	PASS
		
091 - Path of Travel & Discharge to Exit Exit Door	Level 2 stairwell	PASS
		
032 - Path of Travel & Discharge to Exit Path of Travel	Level 11 stairwell	PASS
		
099 - Path of Travel & Discharge to Exit Path of Travel	Level 1 kitchen	PASS
		
029 - Path of Travel & Discharge to Exit Path of Travel	Level 11 corridor	PASS
		
113 - Path of Travel & Discharge to Exit Exit Door	The Grace main entrance	PASS
		
040 - Path of Travel & Discharge to Exit Path of Travel	Level 9 corridor	PASS

Asset	Status
	
<b>015 - Path of Travel &amp; Discharge to Exit Path of Travel</b> basement 2 mid stairs	<b>PASS</b>
	
<b>043 - Path of Travel &amp; Discharge to Exit Path of Travel</b> Level 8 stairwell	<b>PASS</b>
	
<b>047 - Path of Travel &amp; Discharge to Exit Path of Travel</b> Level 8 stairwell	<b>PASS</b>
	
<b>067 - Path of Travel &amp; Discharge to Exit Path of Travel</b> Level 7 corridor	<b>PASS</b>
	
<b>035 - Path of Travel &amp; Discharge to Exit Path of Travel</b> Level 10 corridor	<b>PASS</b>
	
<b>038 - Path of Travel &amp; Discharge to Exit Path of Travel</b> Level 9 stairwell	<b>PASS</b>
	

Asset	Status
-------	--------

070 - Path of Travel & Discharge to Exit Fire Isolated Stairs

basement 1 mid stairs

**FAIL**



**Recommendation**

ID: 1602 [↗](#)

Added: 13th Sep 2024 10:57AM  
Last Verified: 13th Sep 2024 10:58AM

**Description:**

Recommend exit direction

**Resolution:**



Click photos to enlarge

002 - Path of Travel & Discharge to Exit Exit Door

Level 15 stairwell

**PASS**



004 - Path of Travel & Discharge to Exit Path of Travel

Level 15 lift lobby

**PASS**



007 - Path of Travel & Discharge to Exit Path of Travel

Level 15 stairwell

**PASS**



008 - Path of Travel & Discharge to Exit Exit Door

Level 14 stairwell

**PASS**



Asset		Status
009 - Path of Travel & Discharge to Exit Path of Travel	Level 14 stairwell	PASS
		
022 - Path of Travel & Discharge to Exit Exit Door	Level 12 stairwell	PASS
		
026 - Path of Travel & Discharge to Exit Path of Travel	Level 12 stairwell	PASS
		
031 - Path of Travel & Discharge to Exit Exit Door	Level 11 stairwell	PASS
		
033 - Path of Travel & Discharge to Exit Path of Travel	Level 10 stairwell	PASS
		
037 - Path of Travel & Discharge to Exit Path of Travel	Level 10 stairwell	PASS
		
039 - Path of Travel & Discharge to Exit Exit Door	Level 9 stairwell	PASS

Asset	Status
	
<b>044 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 8 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>046 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 8 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>053 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 7 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>048 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 7 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>061 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 6 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>060 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 6 Lounge <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
063 - Path of Travel & Discharge to Exit Path of Travel	Level 5 stairwell	PASS
		
065 - Path of Travel & Discharge to Exit Path of Travel	Level 5 corridor	PASS
		
068 - Path of Travel & Discharge to Exit Path of Travel	Level 5 dining	PASS
		
069 - Path of Travel & Discharge to Exit Path of Travel	Level 5 corridor	PASS
		
078 - Path of Travel & Discharge to Exit Path of Travel	Level 4 corridor	PASS
		
074 - Path of Travel & Discharge to Exit Exit Door	Level 4 corridor	PASS
		
083 - Path of Travel & Discharge to Exit Path of Travel	Level 3 kitchen	PASS

Asset		Status
		
<b>087 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 3 stairwell	<b>PASS</b>
		
<b>085 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 3 reception	<b>PASS</b>
		
<b>094 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 2 corridor	<b>PASS</b>
		
<b>092 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 2 corridor	<b>PASS</b>
		
<b>101 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 1 gym hair and beauty	<b>PASS</b>
		
<b>100 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 1 lobby	<b>PASS</b>
		

Asset		Status
098 - Path of Travel & Discharge to Exit Path of Travel	Level 1 stairwell	PASS
		
109 - Path of Travel & Discharge to Exit Exit Door	Ground floor lobby main entrance	PASS
		
108 - Path of Travel & Discharge to Exit Path of Travel	Ground floor lobby	PASS
		
107 - Path of Travel & Discharge to Exit Path of Travel	Ground floor lift lobby	PASS
		
105 - Path of Travel & Discharge to Exit Path of Travel	Ground floor car park to meter room	PASS
		
017 - Path of Travel & Discharge to Exit Exit Door	basement 2 mid stairs	PASS
		
013 - Path of Travel & Discharge to Exit Exit Door	basement 2 rear stairs	PASS

Asset	Status
	
<b>024 - Path of Travel &amp; Discharge to Exit Exit Door</b>	basement 1 mid stairs <span style="float: right;"><b>FAIL</b></span>
	
<div style="background-color: #fff9c4; padding: 10px;"> <p><b>Non-critical defect</b> <span style="float: right;">Added: 13th Sep 2024 8:36AM</span>            ID: 1598 <a href="#">↗</a> <span style="float: right;">Last Verified: 13th Sep 2024 8:37AM</span></p> <p><b>Description:</b> No exit sign installed</p> <p><b>Resolution:</b></p>  <p><a href="#">Click photos to enlarge</a></p> </div>	
<b>114 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	B1 car park <span style="float: right;"><b>PASS</b></span>
	
<b>084 - Path of Travel &amp; Discharge to Exit Path of Travel</b>	Level 3 corridor <span style="float: right;"><b>PASS</b></span>
	
<b>030 - Path of Travel &amp; Discharge to Exit Exit Door</b>	basement 1 rear stairs <span style="float: right;"><b>PASS</b></span>
	
<b>096 - Path of Travel &amp; Discharge to Exit Exit Door</b>	Level 2 stairwell <span style="float: right;"><b>PASS</b></span>

Asset	Status
-------	--------



**001 - Path of Travel & Discharge to Exit Exit Door**

Level 15 terrace exit

**PASS**



**010 - Path of Travel & Discharge to Exit Path of Travel**

Level 14 corridor

**PASS**



### 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	11th Sep 2024 12AM		
Mike Alford	11th Sep 2024 12AM		

**Company Accreditations:**