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SERVICE REPORT

Australian Unity - Victoria Grange Aged Care (AC)

502 Burwood Hwy,
Vermont South VIC 3133

Report Number R-00826
Reference VICGR-AC2401518
Service Date: 9th September 2024

Scope of Works

12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly (45)

0	Critical Defects	A defect that renders a system inoperative.
25	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.
98	Passed Assets	

Servicing Summary

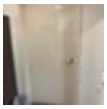
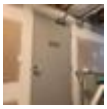
Service	Asset	Quantity
12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly	12 - Hinged and Pivoted Doorsets - Common	50

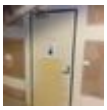
Maintenance

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

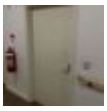
AS1851-2012 (a1) - Routine service of fire protection systems and equipment

Asset		Status
099 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 1 main switchboard	PASS
103 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 2 main switchboard	PASS
101 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 1 north switchboard	PASS
105 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 3 south switchboard	PASS
100 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 1 south switchboard	PASS
102 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 2 south switchboard	PASS

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

Asset		Status
092 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 South	PASS
		
091 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 North	PASS
090 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 North	PASS
089 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 4 North	PASS
088 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Level 4 North	PASS
087 - Hinged and Pivoted Doorset - Common Exit Door - Single	Level 4 North	PASS

Asset		Status
086 - Hinged and Pivoted Doorset - Common Exit Door - Single	Level 2 North admin	FAIL



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

085 - Hinged and Pivoted Doorset - Common Exit Door - Single	Level 2 kichen exit	FAIL

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

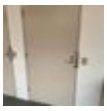
Added: 19th Apr 2024 11:51AM
Last Verified: 19th Apr 2024 11:53AM

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

Asset		Status
084 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 North stairwell	FAIL



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

083 - Hinged and Pivoted Doorset - Common	Level 1 North stairwell	FAIL

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

081 - Hinged and Pivoted Doorset - Common Fire Door - Single	Lift room	PASS

Asset		Status
080 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 1 North Lobby	FAIL

Non-critical defect
ID: 1552

Added: 9th Sep 2024 1:03PM
Last Verified: 9th Sep 2024 1:05PM

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

Resolution:

Click photos to enlarge

079 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 South Nurses station	FAIL

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

Asset		Status

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

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

075 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 South stairwell	PASS

074 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 South stairwell	FAIL

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	PASS

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

070 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Level 3 adjacent 87	FAIL

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

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

Non-critical defect
ID: 833

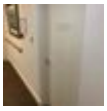
Added: 19th Apr 2024 10:30AM
Last Verified: 19th Apr 2024 10:31AM

Description:
Door edges splitting

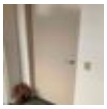
Resolution:

Click photos to enlarge

068 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 North stairwell	PASS



067 - Hinged and Pivoted Doorset - Common	Level 3 North stairwell	PASS



066 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Laundry	FAIL

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

Asset		Status
065 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Laundry	FAIL

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: 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: 829

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

Description:
Unapproved door seals installed

Resolution:

Click photos to enlarge

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

Asset		Status

Non-critical defect
ID: 827

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

Description:
Signage missing

Resolution:

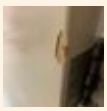
Click photos to enlarge

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

063 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 North stairwell	PASS

062 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 Kitchen-exit door	FAIL

Asset		Status

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

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

060 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 2 North adjacent 63	FAIL

Asset		Status

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

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

057 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Level 2 south adjacent 46	PASS

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

Asset	Status

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

073 - Hinged and Pivoted Doorset - Common Fire Door - Single PASS
Level 3 South stairwell

Click photos to enlarge

RESOLVED **Non-critical defect**
ID: 836

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

Description:
Unapproved door seals installed

Before

After

Click photos to enlarge

Parts/Labour	Quantity

Signoff

Maintenance has been carried out in accordance with current regulations.

Technician	Date/Time	Accreditations	Signature
Micra Service Technician	9th Sep 2024 12AM		
Mike Alford	9th Sep 2024 12AM		

Company Accreditations: