

SERVICE REPORT

Australian Unity - Peninsula Grange

**431 Racecourse Road
 Mornington
 Victoria 3931**

**Report Number R-00650
 Reference PENG-RC-2401522
 Service Date:**

Scope of Works

12 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual (0)
 12 - Service Penetrations, Control Joints (2012): Annual (14)

0	Critical Defects	A defect that renders a system inoperative.
14	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.
0	Passed Assets	

Servicing Summary

Service	Asset	Quantity
12 - Service Penetrations, Control Joints (2012): Annual	12 - Service Penetrations and Control Joints	13

Maintenance

12 - Service Penetrations, Control Joints (2012): Annual

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

Asset

Status

**034 - Service Penetration and Control
Joint Cable penetration - Smoke Wall**

Apt 231 corridor

FAIL



Non-critical defect

ID: 1433 [↗](#)

Added: 28th Aug 2024 10:26AM

Last Verified: 28th Aug 2024 10:26AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



[Click photos to enlarge](#)

**033 - Service Penetration and Control
Joint Copper Pipe Penetration**

Apt 231 corridor

FAIL



Non-critical defect

ID: 1432 [↗](#)

Added: 28th Aug 2024 10:25AM

Last Verified: 28th Aug 2024 10:25AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



[Click photos to enlarge](#)

**032 - Service Penetration and Control
Joint Cable penetration - Smoke Wall**

Apt 230 corridor

FAIL

Asset

Status



Non-critical defect

ID: 1431 [↗](#)

Added: 28th Aug 2024 10:19AM
Last Verified: 28th Aug 2024 10:19AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



Click photos to enlarge

Non-critical defect

ID: 1430 [↗](#)

Added: 28th Aug 2024 10:18AM
Last Verified: 28th Aug 2024 10:18AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



Click photos to enlarge

031 - Service Penetration and Control
Joint AC Piping Penetration - Smoke
Wall

Apt 227

FAIL



Non-critical defect

ID: 1429 [↗](#)

Added: 28th Aug 2024 10:14AM
Last Verified: 28th Aug 2024 10:15AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



Click photos to enlarge

Asset	Status
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**030 - Service Penetration and Control
Joint Copper Pipe Penetration**

West car park 228

FAIL



Non-critical defect
ID: 1428 [↗](#)

Added: 28th Aug 2024 9:52AM
Last Verified: 28th Aug 2024 9:54AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



Click photos to enlarge

**029 - Service Penetration and Control
Joint PVC Pipe Penetration - Fire Wall**

West car park 231

FAIL



Non-critical defect
ID: 1427 [↗](#)

Added: 28th Aug 2024 9:31AM
Last Verified: 28th Aug 2024 9:32AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



Click photos to enlarge

**028 - Service Penetration and Control
Joint PVC Pipe Penetration - Fire Wall**

West car park 232

FAIL



Asset	Status
<p>Non-critical defect Added: 28th Aug 2024 9:27AM ID: 1426 ↗ Last Verified: 28th Aug 2024 9:28AM</p>	
<p>Description: Penetration and control joints are unprotected, damaged or incorrectly installed.</p> <p>Resolution: Rectification of service penetration required.</p>	
<p> Click photos to enlarge</p>	

027 - Service Penetration and Control East carpark **FAIL**
Joint Duct work penetration



<p>Non-critical defect Added: 28th Aug 2024 9:12AM ID: 1425 ↗ Last Verified: 28th Aug 2024 9:13AM</p>	
<p>Description: Penetration and control joints are unprotected, damaged or incorrectly installed.</p> <p>Resolution: Rectification of service penetration required.</p>	
<p> Click photos to enlarge</p>	

026 - Service Penetration and Control East carpark **FAIL**
Joint Cable penetration - Fire Wall



Asset	Status
<p>Non-critical defect ID: 1424 ↗</p>	<p>Added: 28th Aug 2024 9:08AM Last Verified: 28th Aug 2024 9:08AM</p>
<p>Description: Penetration and control joints are unprotected, damaged or incorrectly installed.</p> <p>Resolution: Rectification of service penetration required.</p>	
 <p>Click photos to enlarge</p>	

025 - Service Penetration and Control Joint PVC Pipe Penetration - Fire Wall

East carpark

FAIL



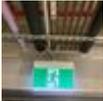
<p>Non-critical defect ID: 1423 ↗</p>	<p>Added: 28th Aug 2024 9:06AM Last Verified: 28th Aug 2024 9:06AM</p>
<p>Description: Penetration and control joints are unprotected, damaged or incorrectly installed.</p> <p>Resolution: Rectification of service penetration required.</p>	
 <p>Click photos to enlarge</p>	

024 - Service Penetration and Control Joint Copper Pipe Penetration

East carpark, to store rooms

FAIL



Asset	Status
<p>Non-critical defect ID: 1422 ↗</p>	<p>Added: 28th Aug 2024 9:04AM Last Verified: 28th Aug 2024 9:04AM</p>
<p>Description: Penetration and control joints are unprotected, damaged or incorrectly installed.</p> <p>Resolution: Rectification of service penetration required.</p>	
 <p>Click photos to enlarge</p>	

023 - Service Penetration and Control Joint Copper Pipe Penetration

East carpark, to bin room

FAIL



<p>Non-critical defect ID: 1421 ↗</p>	<p>Added: 28th Aug 2024 9AM Last Verified: 28th Aug 2024 9:02AM</p>
<p>Description: Penetration and control joints are unprotected, damaged or incorrectly installed.</p> <p>Resolution: Rectification of service penetration required.</p>	
 <p>Click photos to enlarge</p>	

021 - Service Penetration and Control Joint AC Piping Penetration - Fire Wall

East carpark, apt 233 entrance

FAIL



Asset

Status

Non-critical defect

ID: 1420 [↗](#)

Added: 28th Aug 2024 8:47AM

Last Verified: 28th Aug 2024 8:47AM

Description:

Penetration and control joints are unprotected, damaged or incorrectly installed.

Resolution:

Rectification of service penetration required.



[Click photos to enlarge](#)

Signoff

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

Company Accreditations: