

SERVICE REPORT

Australian Unity - Campbell Place Aged Care (AC)

131 Coleman Parade
 Glen Waverley
 Victoria 3150

Report Number R-00802

Reference CAMB-AC2401347

Service Date: 4th September 2024

Scope of Works

CAMB-AC2401347 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly (32)

0	Critical Defects	A defect that renders a system inoperative.
42	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.
351	Passed Assets	

Servicing Summary

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

Maintenance

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

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

Asset

Status

074 - Hinged and Pivoted Doorset -
Common Exit Door - Single

South east exit, car park

PASS



073 - Hinged and Pivoted Doorset -
Common Exit Door - Single

South east exit

PASS



072 - Hinged and Pivoted Doorset -
Common Exit Door - Single

North east exit

FAIL



Non-critical defect

ID: 1478 [↗](#)

Added: 3rd Sep 2024 10:07AM

Last Verified: 3rd Sep 2024 10:07AM

Description:

Steel door frames not backfilled as per AS1905.1

Resolution:



[Click photos to enlarge](#)

071 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair

Adjacent G35

FAIL



Asset	Status
<p data-bbox="122 286 339 315">Non-critical defect</p> <p data-bbox="122 324 240 351">ID: 1476 ↗</p> <p data-bbox="1153 286 1493 315">Added: 3rd Sep 2024 10:03AM</p> <p data-bbox="1091 324 1493 351">Last Verified: 3rd Sep 2024 10:03AM</p> <p data-bbox="122 389 264 418">Description:</p> <p data-bbox="122 423 855 452">Smoke doors to not close upon power failure or detection activation</p> <p data-bbox="122 474 255 504">Resolution:</p>  <p data-bbox="122 620 323 647">Click photos to enlarge</p>	
<p>070 - Hinged and Pivoted Doorset - Common Exit Door - Single</p>	<p>South east exit PASS</p>
	
<p>069 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Grape vines G26-G34 PASS</p>
	
<p>068 - Hinged and Pivoted Doorset - Common Exit Door - Single</p>	<p>Adjacent G21 PASS</p>
	
<p>067 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Grape vines G18-G25 PASS</p>
	
<p>066 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Entrance to grape vines/oranges FAIL</p>

Asset

Status



Non-critical defect

ID: 1477 [↗](#)

Added: 3rd Sep 2024 10:05AM
Last Verified: 3rd Sep 2024 10:05AM

Description:

Smoke doors to not close upon power failure or detection activation

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1475 [↗](#)

Added: 3rd Sep 2024 9:57AM
Last Verified: 3rd Sep 2024 9:57AM

Description:

Bottom gap not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

065 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair

Activities room

FAIL



Non-critical defect

ID: 1473 [↗](#)

Added: 3rd Sep 2024 9:54AM
Last Verified: 3rd Sep 2024 9:54AM

Description:

Door leaves and frames not tagged in accordance with AS1905.1

Resolution:



[Click photos to enlarge](#)

064 - Hinged and Pivoted Doorset -
Common Smoke Door - Single

Clinical office

FAIL

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



Non-critical defect Added: 3rd Sep 2024 9:51AM
 ID: 1472 [↗](#) Last Verified: 3rd Sep 2024 9:52AM

Description:
 Seal damaged

Resolution:



[Click photos to enlarge](#)

Non-critical defect Added: 3rd Sep 2024 9:52AM
 ID: 1471 [↗](#) Last Verified: 3rd Sep 2024 9:52AM

Description:
 Perimeter and bottom seals not fitted in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

**063 - Hinged and Pivoted Doorset -
 Common Smoke Door - Double Even
 Pair**

Foyer to apples/aubergine

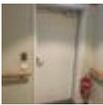
PASS



**062 - Hinged and Pivoted Doorset -
 Common Exit Door - Single**

South west exit

PASS



**061 - Hinged and Pivoted Doorset -
 Common Smoke Door - Single**

Apples kitchen

FAIL



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

Non-critical defect ID: 1463 ↗	Added: 3rd Sep 2024 9:39AM Last Verified: 3rd Sep 2024 9:40AM
--	--

Description:

Smoke door not self closing

Resolution:



Click photos to enlarge

Non-critical defect ID: 1462 ↗	Added: 3rd Sep 2024 9:39AM Last Verified: 3rd Sep 2024 9:40AM
--	--

Description:

Seal damaged

Resolution:



Click photos to enlarge

**060 - Hinged and Pivoted Doorset -
Common Smoke Door - Single**

Apples dining

FAIL



Non-critical defect ID: 1461 ↗	Added: 3rd Sep 2024 9:37AM Last Verified: 3rd Sep 2024 9:37AM
--	--

Description:

Bottom gap not in accordance with manufacturer's recommendations

Resolution:



Click photos to enlarge

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

<p>Non-critical defect ID: 1460 ↗</p> <p>Description: Seal damaged</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 3rd Sep 2024 9:35AM Last Verified: 3rd Sep 2024 9:37AM</p>
---	--

059 - Hinged and Pivoted Doorset - Common Smoke Door - Double Uneven pair Entrance to apples **FAIL**



<p>Non-critical defect ID: 1470 ↗</p> <p>Description: Perimeter and bottom seals not fitted in accordance with manufacturer's recommendations</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 3rd Sep 2024 9:50AM Last Verified: 3rd Sep 2024 9:50AM</p>
--	--

058 - Hinged and Pivoted Doorset - Common Smoke Door - Double Uneven pair Entrance to aubergine **FAIL**



<p>Non-critical defect ID: 1469 ↗</p> <p>Description: Perimeter and bottom seals not fitted in accordance with manufacturer's recommendations</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 3rd Sep 2024 9:48AM Last Verified: 3rd Sep 2024 9:49AM</p>
--	--

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

057 - Hinged and Pivoted Doorset -
Common Smoke Door - Single

Aubergine lounge

FAIL



Non-critical defect

ID: 1467 [↗](#)

Added: 3rd Sep 2024 9:43AM
Last Verified: 3rd Sep 2024 9:44AM

Description:

Seal damaged

Resolution:



[Click photos to enlarge](#)

056 - Hinged and Pivoted Doorset -
Common Smoke Door - Single

Aubergine kitchen

FAIL



Non-critical defect

ID: 1466 [↗](#)

Added: 3rd Sep 2024 9:41AM
Last Verified: 3rd Sep 2024 9:42AM

Description:

Smoke door not self closing

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1465 [↗](#)

Added: 3rd Sep 2024 9:41AM
Last Verified: 3rd Sep 2024 9:42AM

Description:

Seal damaged

Resolution:



[Click photos to enlarge](#)

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

Non-critical defect	Added: 3rd Sep 2024 9:42AM
ID: 1464 ↗	Last Verified: 3rd Sep 2024 9:42AM
Description: Smoke door not self closing	
Resolution:	
	
Click photos to enlarge	

055 - Hinged and Pivoted Doorset - Common Exit Door - Single	North west exit	FAIL
---	-----------------	-------------



Non-critical defect	Added: 3rd Sep 2024 9:45AM
ID: 1468 ↗	Last Verified: 3rd Sep 2024 9:45AM
Description: Steel door frames not backfilled as per AS1905.1	
Resolution:	
	
Click photos to enlarge	

054 - Hinged and Pivoted Doorset - Common Smoke Door - Single	Handover	FAIL
--	----------	-------------



Non-critical defect	Added: 3rd Sep 2024 8:45AM
ID: 1456 ↗	Last Verified: 3rd Sep 2024 8:46AM
Description: Smoke door does not comply with specifications	
Resolution:	
	
Click photos to enlarge	

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

053 - Hinged and Pivoted Doorset - Entrance to peaches
 Common Smoke Door - Double
 Uneven pair

PASS



052 - Hinged and Pivoted Doorset - Pantry
 Common Smoke Door - Single

FAIL



Non-critical defect

ID: 1459 [↗](#)

Added: 3rd Sep 2024 8:48AM
 Last Verified: 3rd Sep 2024 8:48AM

Description:

Seal damaged

Resolution:



Click photos to enlarge

Non-critical defect

ID: 1458 [↗](#)

Added: 3rd Sep 2024 8:47AM
 Last Verified: 3rd Sep 2024 8:47AM

Description:

Smoke door not self closing

Resolution:



Click photos to enlarge

Non-critical defect

ID: 1457 [↗](#)

Added: 3rd Sep 2024 8:47AM
 Last Verified: 3rd Sep 2024 8:47AM

Description:

Smoke door does not comply with specifications

Resolution:



Click photos to enlarge

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

051 - Hinged and Pivoted Doorset -
Common Exit Door - Single

North east exit

PASS



050 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair

Adjacent 136

FAIL



Non-critical defect

ID: 1454 [↗](#)

Added: 3rd Sep 2024 8:40AM

Last Verified: 3rd Sep 2024 8:41AM

Description:

Seal damaged

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1455 [↗](#)

Added: 3rd Sep 2024 8:41AM

Last Verified: 3rd Sep 2024 8:41AM

Description:

Doors not operating correctly

Resolution:



[Click photos to enlarge](#)

049 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair

Adjacent 135

FAIL



Asset		Status
<p>Non-critical defect ID: 1453 ↗</p> <p>Description: Doors not operating correctly</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 3rd Sep 2024 8:38AM Last Verified: 3rd Sep 2024 8:39AM</p>	
<p>048 - Hinged and Pivoted Doorset - Common Exit Door - Single</p>	<p>South east exit</p>	<p>PASS</p>
	<p>047 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Adjacent 133</p> <p>FAIL</p>
	<p>Non-critical defect ID: 1452 ↗</p> <p>Description: Doors not operating correctly</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 3rd Sep 2024 8:36AM Last Verified: 3rd Sep 2024 8:36AM</p>
<p>046 - Hinged and Pivoted Doorset - Common Exit Door - Single</p>	<p>Exit adjacent 121</p>	<p>PASS</p>
	<p>045 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Blossoms 118-125</p> <p>FAIL</p>

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



Non-critical defect

ID: 1451 [↗](#)

Added: 3rd Sep 2024 8:31AM

Last Verified: 3rd Sep 2024 8:32AM

Description:

Doors not operating correctly

Resolution:



Click photos to enlarge

**044 - Hinged and Pivoted Doorset -
Common Smoke Door - Double
Uneven pair**

Entrance to blossoms

PASS



**043 - Hinged and Pivoted Doorset -
Common Fire Door - Double Even pair**

Corridor adjacent to library

PASS



**042 - Hinged and Pivoted Doorset -
Common Fire Door - Double Even pair**

Library

FAIL



Non-critical defect

ID: 1450 [↗](#)

Added: 3rd Sep 2024 8:24AM

Last Verified: 3rd Sep 2024 8:25AM

Description:

Door leaves and frames not tagged in accordance with AS1905.1

Resolution:



Click photos to enlarge

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

041 - Hinged and Pivoted Doorset -
Common Smoke Door - Single

Laundry

FAIL



Non-critical defect

ID: 1441 [↗](#)

Added: 29th Aug 2024 2:22PM
Last Verified: 29th Aug 2024 2:22PM

Description:

Smoke door does not comply with specifications

Resolution:



Click photos to enlarge

040 - Hinged and Pivoted Doorset -
Common Smoke Door - Single

Entry to bin shoot room

FAIL



Non-critical defect

ID: 1442 [↗](#)

Added: 29th Aug 2024 2:23PM
Last Verified: 29th Aug 2024 2:23PM

Description:

Seal damaged

Resolution:



Click photos to enlarge

039 - Hinged and Pivoted Doorset -
Common Exit Door - Single

North west exit

FAIL



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

<p>Non-critical defect ID: 1437 ↗</p> <p>Description: Door hardware not securely attached as per AS1905.1</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 29th Aug 2024 2:06PM Last Verified: 29th Aug 2024 2:06PM</p>
--	--

038 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair	Cherries lounge	FAIL
---	-----------------	-------------



<p>Non-critical defect ID: 1436 ↗</p> <p>Description: Seal damaged</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 29th Aug 2024 2PM Last Verified: 29th Aug 2024 2:02PM</p>
---	---

037 - Hinged and Pivoted Doorset - Common Exit Door - Single	South west stairwell exit	FAIL
---	---------------------------	-------------



<p>Non-critical defect ID: 1434 ↗</p> <p>Description: Door hardware not fitted</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 29th Aug 2024 1:33PM Last Verified: 29th Aug 2024 1:34PM</p>
---	--

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

036 - Hinged and Pivoted Doorset - Adjacent 105
 Common Smoke Door - Double Even
 Pair

FAIL



Non-critical defect
 ID: 1435 [↗](#)

Added: 29th Aug 2024 1:57PM
 Last Verified: 29th Aug 2024 1:58PM

Description:

Perimeter and bottom seals not fitted in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

035 - Hinged and Pivoted Doorset - Entrance to cherries
 Common Smoke Door - Double Even
 Pair

FAIL



Non-critical defect
 ID: 1440 [↗](#)

Added: 29th Aug 2024 2:18PM
 Last Verified: 29th Aug 2024 2:21PM

Description:

Seals not securely fixed

Resolution:

Non-critical defect
 ID: 1439 [↗](#)

Added: 29th Aug 2024 2:17PM
 Last Verified: 29th Aug 2024 2:21PM

Description:

Smoke door does not comply with specifications

Resolution:



[Click photos to enlarge](#)

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

Non-critical defect	Added: 29th Aug 2024 2:21PM
ID: 1438 ↗	Last Verified: 29th Aug 2024 2:21PM
Description: Smoke doors to not close upon power failure or detection activation	
Resolution:	
	
Click photos to enlarge	

034 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair Gym FAIL



Non-critical defect	Added: 29th Aug 2024 2:27PM
ID: 1444 ↗	Last Verified: 29th Aug 2024 2:28PM
Description: Essential hardware not fitted	
Resolution:	
	
Click photos to enlarge	

Non-critical defect	Added: 29th Aug 2024 2:26PM
ID: 1443 ↗	Last Verified: 29th Aug 2024 2:28PM
Description: Smoke door does not comply with specifications	
Resolution:	
	
Click photos to enlarge	

033 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair West corridor near lifts FAIL



Asset	Status
<p>Non-critical defect ID: 1446 ↗</p> <p>Description: Doors not operating correctly</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 29th Aug 2024 2:32PM Last Verified: 29th Aug 2024 2:32PM</p>
<p>Non-critical defect ID: 1445 ↗</p> <p>Description: Seal damaged</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 29th Aug 2024 2:29PM Last Verified: 29th Aug 2024 2:32PM</p>
<p>SD 1.1 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Gym level 1 PASS</p>
	
<p>FD 1.2 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</p>	<p>Next to elevators level 1 PASS</p>
	
<p>FD 1.1 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</p>	<p>Entrance into east wing level 1 PASS</p>
	

Repairs

066 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair

Entrance to grape vines/oranges

FAIL



Click photos to enlarge

RESOLVED Non-critical defect

Added: 3rd Sep 2024 9:56AM

ID: 1474 [↗](#)

Last Verified: 3rd Sep 2024 9:57AM

Description:

Smoke door not self closing



Click photos to enlarge

Parts/Labour

Quantity

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	4th Sep 2024 12AM		
Mike Alford	4th Sep 2024 12AM		

Company Accreditations: