

SERVICE REPORT

Australian Unity - Victoria Grange Residential Aged Care (RAC)
 502 Burwood Hwy,
 Vermont South VIC 3133

Report Number R-00205
Reference VICGR-AC2400387
Service Date: 6th March 2024

Scope of Works

12 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual (0)

0	Critical Defects	A defect that renders a system inoperative.
46	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 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual	12 - Fire and Smoke Walls, Floors and Ceilings	27

Maintenance

12 - Fire and Smoke Walls, Floors and Ceilings (2012): Annual
 AS1851-2012 (a1) - Routine service of fire protection systems and equipment

Asset	Status
L3-4 level 3 North fire wall Level 3 Nurses station	FAIL

Asset	Status
<p>Non-critical defect ID: 311 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 2:30PM Last Verified: 7th Mar 2024 2:30PM</p>
<p>L3-2 South smoke wall</p>	<p>Level 3 South Room 73 Bathroom FAIL</p>
<p>Non-critical defect ID: 305 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 1:54PM Last Verified: 7th Mar 2024 1:55PM</p>
<p>L2-9 Admin office</p>	<p>Level 2 admin office Level 2 North fire wall FAIL</p>
<p>Non-critical defect ID: 288 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 11:09AM Last Verified: 7th Mar 2024 11:09AM</p>

Asset	Status
<p>Non-critical defect ID: 289 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 11:09AM Last Verified: 7th Mar 2024 11:09AM</p>

L2-7 Level 2 North fire wall	Level 2 North fire wall	FAIL
<p>Non-critical defect ID: 286 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>		<p>Added: 7th Mar 2024 10:53AM Last Verified: 7th Mar 2024 10:53AM</p>
<p>Non-critical defect ID: 285 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>		<p>Added: 7th Mar 2024 10:53AM Last Verified: 7th Mar 2024 10:53AM</p>

Asset	Status
<p>Non-critical defect ID: 284 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:53AM Last Verified: 7th Mar 2024 10:53AM</p>
<p>L2-4 South fire wall</p>	<p>Level 2 foyer South fire wall FAIL</p>
<p>Non-critical defect ID: 316 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 8th Mar 2024 11:25AM Last Verified: 8th Mar 2024 11:25AM</p>
<p>L2-3 Level 2 South Smoke wall</p>	<p>Level 2 South Room 54 Bathroom FAIL</p>
<p>Non-critical defect ID: 272 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:03AM Last Verified: 7th Mar 2024 10:03AM</p>
<p>L2-1 South smoke wall</p>	<p>2 South Room 47 Bathroom FAIL</p>

Asset

Status

Non-critical defect

ID: 271 [↗](#)

Added: 7th Mar 2024 9:54AM

Last Verified: 7th Mar 2024 9:54AM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)



Click photos to enlarge

Non-critical defect

ID: 266 [↗](#)

Added: 7th Mar 2024 9:41AM

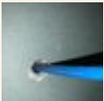
Last Verified: 7th Mar 2024 9:41AM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)



Click photos to enlarge

L2-13 Level 2 North smoke wall

Staff room

FAIL

Non-critical defect

ID: 298 [↗](#)

Added: 7th Mar 2024 1:23PM

Last Verified: 7th Mar 2024 1:23PM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)



Click photos to enlarge

Asset	Status
<p>Non-critical defect ID: 297 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 1:23PM Last Verified: 7th Mar 2024 1:23PM</p>
<p>L2-12 North Smoke wall</p>	<p>Level 2 North Room 64 Bathroom FAIL</p>
<p>Non-critical defect ID: 295 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 12:56PM Last Verified: 7th Mar 2024 12:56PM</p>
<p>3-5 Level 3 North Smoke wall</p>	<p>Level 3 room 93 Bathroom FAIL</p>
<p>Non-critical defect ID: 313 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 2:36PM Last Verified: 7th Mar 2024 2:36PM</p>

Asset	Status
<p>Non-critical defect ID: 312 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 2:36PM Last Verified: 7th Mar 2024 2:36PM</p>
<p>1-5 Level 1 North smoke wall</p>	<p>Level 1 North Room 26 Bathroom FAIL</p>
<p>Non-critical defect ID: 265 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 7:47AM Last Verified: 7th Mar 2024 7:47AM</p>
<p>1-3</p>	<p>Level 1 South fire wall. near lifts FAIL</p>
<p>Non-critical defect ID: 262 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 7th Mar 2024 7:39AM Last Verified: 7th Mar 2024 7:40AM</p>
<p>Non-critical defect ID: 256 ↗</p> <p>Description: Reference drawings and penetration schedules do not correctly represent the installed penetrations</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 6th Mar 2024 2:52PM Last Verified: 6th Mar 2024 2:53PM</p>

Asset	Status
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L3-6 Level 3 North smoke wall

Level 3 North room 98 Bathroom

FAIL

Non-critical defect

ID: 314 [↗](#)

Added: 7th Mar 2024 2:44PM

Last Verified: 7th Mar 2024 2:44PM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)



Click photos to enlarge

L3-3 Level 3 South smoke wall

Level 3 Room 79 Bathroom

FAIL

Non-critical defect

ID: 309 [↗](#)

Added: 7th Mar 2024 2:02PM

Last Verified: 7th Mar 2024 2:03PM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)



Click photos to enlarge

Non-critical defect

ID: 308 [↗](#)

Added: 7th Mar 2024 2:02PM

Last Verified: 7th Mar 2024 2:03PM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)



Click photos to enlarge

Asset	Status
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<p>Non-critical defect ID: 307 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 2:03PM Last Verified: 7th Mar 2024 2:03PM</p>
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<p>Non-critical defect ID: 306 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 2:03PM Last Verified: 7th Mar 2024 2:03PM</p>
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L3-1 Level 3 South smoke wall	Level 3 Room 74 Bathroom	FAIL
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<p>Non-critical defect ID: 304 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 1:49PM Last Verified: 7th Mar 2024 1:49PM</p>
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L2-8 Level 2 Nurses station North fire wall	Level 2 North Nurses station	FAIL
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Asset	Status
<p>Non-critical defect ID: 287 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:59AM Last Verified: 7th Mar 2024 11AM</p>
<p>L2-6 Level 2 North fire wall</p>	<p>Level 2 foyer North fire wall FAIL</p>
<p>Non-critical defect ID: 283 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:33AM Last Verified: 7th Mar 2024 10:33AM</p>
<p>L2-2 Smoke wall</p>	<p>2 South Room 46 Bathroom FAIL</p>
<p>Non-critical defect ID: 270 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 9:53AM Last Verified: 7th Mar 2024 9:53AM</p>

Asset**Status****Non-critical defect**ID: 269 [↗](#)

Added: 7th Mar 2024 9:53AM

Last Verified: 7th Mar 2024 9:53AM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

[Click photos to enlarge](#)**Non-critical defect**ID: 268 [↗](#)

Added: 7th Mar 2024 9:53AM

Last Verified: 7th Mar 2024 9:53AM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

[Click photos to enlarge](#)**Non-critical defect**ID: 267 [↗](#)

Added: 7th Mar 2024 9:52AM

Last Verified: 7th Mar 2024 9:52AM

Description:

Penetrations have been removed or modified

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

[Click photos to enlarge](#)**L2-14 Level 2 South fire wall**

Level 2 South fire wall fire panel cupboard.

FAIL

Asset	Status
<p>Non-critical defect ID: 318 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 8th Mar 2024 12:02PM Last Verified: 8th Mar 2024 12:03PM</p>
<p>Non-critical defect ID: 317 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 8th Mar 2024 12:02PM Last Verified: 8th Mar 2024 12:03PM</p>
<p>L2-11 North Smoke wall</p>	<p>Cleaners room FAIL</p>
<p>Non-critical defect ID: 294 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 12:47PM Last Verified: 7th Mar 2024 12:47PM</p>
<p>L2-10 North smoke wall</p>	<p>Staff locker room FAIL</p>

Asset	Status
<p>Non-critical defect ID: 292 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 12:44PM Last Verified: 7th Mar 2024 12:44PM</p>
<p>Non-critical defect ID: 291 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 12:44PM Last Verified: 7th Mar 2024 12:44PM</p>
<p>Non-critical defect ID: 293 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 12:44PM Last Verified: 7th Mar 2024 12:44PM</p>
<p>1-7 Fire wall Level 1 North lobby FAIL</p>	
<p>Non-critical defect ID: 263 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 7th Mar 2024 7:44AM Last Verified: 7th Mar 2024 7:44AM</p>
<p>1-6 Level 1 North smoke wall Level 1 North Room 27 Bathroom FAIL</p>	

Asset	Status
<p>Non-critical defect ID: 264 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 7:46AM Last Verified: 7th Mar 2024 7:47AM</p>
<p>1-2</p> <p>Level 1 South, room 13 Bathroom</p>	<p>FAIL</p>
<p>Non-critical defect ID: 255 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p> <p>Location: Level 1 South smoke wall</p>  <p>Click photos to enlarge</p>	<p>Added: 6th Mar 2024 2:50PM Last Verified: 6th Mar 2024 2:51PM</p>
<p>L2-5 Level 2 South fire wall</p> <p>Level 2 foyer South fire wall</p>	<p>FAIL</p>
<p>Non-critical defect ID: 282 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:16AM Last Verified: 7th Mar 2024 10:17AM</p>

Asset	Status
<p>Non-critical defect ID: 281 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:16AM Last Verified: 7th Mar 2024 10:17AM</p>
<p>Non-critical defect ID: 280 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>  <p>Click photos to enlarge</p>	<p>Added: 7th Mar 2024 10:16AM Last Verified: 7th Mar 2024 10:17AM</p>
<p>1-4</p> <p>Level 1 North Fire wall.clean utility room</p>	<p>FAIL</p>
<p>Non-critical defect ID: 261 ↗</p> <p>Description: Penetrations have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 7th Mar 2024 7:37AM Last Verified: 7th Mar 2024 7:37AM</p>
<p>1-1</p> <p>Level 1 South</p>	<p>FAIL</p>
<p>Non-critical defect ID: 310 ↗</p> <p>Description: Reference drawings identify fire / smoke walls have been removed or modified</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 7th Mar 2024 2:09PM Last Verified: 7th Mar 2024 2:12PM</p>

Asset

Status

Non-critical defect

ID: 254 [↗](#)

Added: 6th Mar 2024 2:42PM

Last Verified: 6th Mar 2024 2:44PM

Description:

Reference drawings and penetration schedules do not correctly represent the installed penetrations

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Location:

Level 1 South smoke wall



Click photos to enlarge

Signoff

Maintenance has been carried out in accordance with current regulations.

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	6th Mar 2024 7:50PM		
Mike Alford	6th Mar 2024 7:50PM		

Signatures



Denim Suckling

Company Accreditations: