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SERVICE REPORT

Australian Unity - Peninsula Grange

431 Racecourse Road
Mornington
Victoria 3931

Report Number R-00263
Reference PENG-RC-2400225
Service Date: 28th March 2024

Scope of Works

12 - Hinged and Pivoted Doorsets - Common (2012): Annual (19)

0	Critical Defects	A defect that renders a system inoperative.
64	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
1	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 - Hinged and Pivoted Doorsets - Common (2012): Annual	12 - Hinged and Pivoted Doorsets - Common	19

Maintenance

12 - Hinged and Pivoted Doorsets - Common (2012): Annual

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

Asset		Status
FD 3 - Hinged and Pivoted Doorset - Common Fire Door - Single	West stairwell	FAIL

Non-critical defect
ID: 495

Added: 27th Mar 2024 2:41PM
Last Verified: 27th Mar 2024 2:43PM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:

Location:
West stairwell

Click photos to enlarge

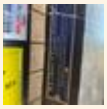
Non-critical defect
ID: 494

Added: 27th Mar 2024 2:39PM
Last Verified: 27th Mar 2024 2:43PM

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

Resolution:

Location:
West stairwell



Click photos to enlarge

FD 16 - Hinged and Pivoted Doorset - Common Fire Door - Single	West car park exit	FAIL

Asset	Status

Non-critical defect
ID: 493

Added: 27th Mar 2024 2:29PM
Last Verified: 27th Mar 2024 2:34PM

Description:
Signage missing

Resolution:

Location:
West car park exit

Click photos to enlarge

Non-critical defect
ID: 492

Added: 27th Mar 2024 2:26PM
Last Verified: 27th Mar 2024 2:34PM

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

Resolution:

Location:
West car park exit

Click photos to enlarge

Non-critical defect
ID: 491

Added: 27th Mar 2024 2:27PM
Last Verified: 27th Mar 2024 2:34PM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:

Location:
West car park exit

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 490

Added: 27th Mar 2024 2:30PM
Last Verified: 27th Mar 2024 2:34PM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
West car park exit

Click photos to enlarge

FD 14 - Hinged and Pivoted Doorset - Common Fire Door - Single West car park to corridor **FAIL**

Non-critical defect
ID: 489

Added: 27th Mar 2024 2:20PM
Last Verified: 27th Mar 2024 2:21PM

Description:
Unapproved door seals installed

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Non-critical defect
ID: 488

Added: 27th Mar 2024 2:18PM
Last Verified: 27th Mar 2024 2:21PM

Description:
Door not approved for vision panel

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 487

Added: 27th Mar 2024 2:19PM
Last Verified: 27th Mar 2024 2:21PM

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

Resolution:
Location:
West car park to corridor

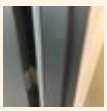
Click photos to enlarge

Non-critical defect
ID: 486

Added: 27th Mar 2024 2:17PM
Last Verified: 27th Mar 2024 2:21PM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
West car park to corridor



Click photos to enlarge

Non-critical defect
ID: 485

Added: 27th Mar 2024 2:15PM
Last Verified: 27th Mar 2024 2:17PM

Description:
Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 484

Added: 27th Mar 2024 2:14PM
Last Verified: 27th Mar 2024 2:17PM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
West car park to corridor

Click photos to enlarge

FD 13 - Hinged and Pivoted Doorset - Common Fire Door - Single West car park to corridor **FAIL**

Non-critical defect
ID: 483

Added: 26th Mar 2024 2:41PM
Last Verified: 26th Mar 2024 2:42PM

Description:
Door not approved for vision panel

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Non-critical defect
ID: 482

Added: 26th Mar 2024 2:34PM
Last Verified: 26th Mar 2024 2:40PM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 481

Added: 26th Mar 2024 2:35PM
Last Verified: 26th Mar 2024 2:40PM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Non-critical defect
ID: 480

Added: 26th Mar 2024 2:37PM
Last Verified: 26th Mar 2024 2:40PM

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

Resolution:
Location:
West car park to corridor

Click photos to enlarge

Non-critical defect
ID: 479

Added: 26th Mar 2024 2:38PM
Last Verified: 26th Mar 2024 2:40PM

Description:
Seal damaged

Resolution:
Location:
West car park to corridor

Click photos to enlarge

FD 12 - Hinged and Pivoted Doorset - Common Fire Door - Single	West lobby to car park	FAIL

Asset	Status

Non-critical defect
ID: 478

Added: 26th Mar 2024 2:18PM
Last Verified: 26th Mar 2024 2:27PM

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

Resolution:

Location:
West exit to car park

Click photos to enlarge

Non-critical defect
ID: 477

Added: 26th Mar 2024 2:22PM
Last Verified: 26th Mar 2024 2:27PM

Description:
Door not approved for vision panel

Resolution:

Location:
West lobby to car park

Click photos to enlarge

Non-critical defect
ID: 476

Added: 26th Mar 2024 2:23PM
Last Verified: 26th Mar 2024 2:27PM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:

Location:
West lobby to car park

Click photos to enlarge

Asset		Status

Non-critical defect
ID: 475

Added: 26th Mar 2024 2:20PM
Last Verified: 26th Mar 2024 2:27PM

Description:
No drop seal

Resolution:
Location:
West lobby to car park

Click photos to enlarge

Non-critical defect
ID: 474

Added: 26th Mar 2024 2:25PM
Last Verified: 26th Mar 2024 2:27PM

Description:
Door seal damaged

Resolution:
Location:
West lobby to car park

Click photos to enlarge

North lobby exit	North lobby exit	PASS
South lobby exit	South lobby exit	PASS
FD 11 - Hinged and Pivoted Doorset - Common Fire Door - Single	Lobby exit to east car park	FAIL

Non-critical defect
ID: 473

Added: 26th Mar 2024 2PM
Last Verified: 26th Mar 2024 2:02PM

Description:
Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1

Resolution:
Location:
East carpark exit Door

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 472

Added: 26th Mar 2024 1:52PM
Last Verified: 26th Mar 2024 1:56PM

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

Resolution:

Click photos to enlarge

Non-critical defect
ID: 471

Added: 26th Mar 2024 1:55PM
Last Verified: 26th Mar 2024 1:56PM

Description:
Unapproved door seals installed

Resolution:
Location:
East carpark exit Door

Click photos to enlarge

Non-critical defect
ID: 470

Added: 26th Mar 2024 1:51PM
Last Verified: 26th Mar 2024 1:56PM

Description:
Signage missing

Resolution:
Location:
East carpark exit Door

Click photos to enlarge

Asset		Status

Non-critical defect
ID: 469

Added: 26th Mar 2024 1:54PM
Last Verified: 26th Mar 2024 1:56PM

Description:
Door not approved for vision panel

Resolution:
Location:
East carpark exit Door

Click photos to enlarge

FD 10 - Hinged and Pivoted Doorset - Common Fire Door - Single	Store room 2	FAIL
FD 9 - Hinged and Pivoted Doorset - Common Fire Door - Single	Store room 1	FAIL
FD 8 - Hinged and Pivoted Doorset - Common Fire Door - Single	East carpark	FAIL

Non-critical defect
ID: 468

Added: 26th Mar 2024 1:05PM
Last Verified: 26th Mar 2024 1:08PM

Description:
Fire resistant doorset modified since last service

Resolution:

Non-critical defect
ID: 467

Added: 26th Mar 2024 1:07PM
Last Verified: 26th Mar 2024 1:08PM

Description:
Door seal damaged

Resolution:
Location:
East carpark entrance Door

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 466

Added: 26th Mar 2024 12:54PM
Last Verified: 26th Mar 2024 1:02PM

Description:
Door not approved for vision panel

Resolution:
Location:
East carpark entrance Door

Click photos to enlarge

Non-critical defect
ID: 465

Added: 26th Mar 2024 12:58PM
Last Verified: 26th Mar 2024 1:02PM

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

Resolution:
Location:
East carpark entrance door

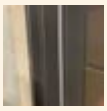
Click photos to enlarge

Non-critical defect
ID: 464

Added: 26th Mar 2024 12:56PM
Last Verified: 26th Mar 2024 1:02PM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
East carpark entrance door



Click photos to enlarge

fd7 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair	Bin room exit	FAIL

Asset	Status

Non-critical defect
ID: 462

Added: 26th Mar 2024 11:50AM
Last Verified: 26th Mar 2024 11:51AM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
Bin room exit

Click photos to enlarge

Non-critical defect
ID: 463

Added: 26th Mar 2024 11:49AM
Last Verified: 26th Mar 2024 11:51AM

Description:
Door leaves and frames not tagged in accordance with AS1905.1
Required FRL -/90/90

Resolution:
Location:
Bin room exit

Click photos to enlarge

FD 6 - Hinged and Pivoted Doorset - Common Fire Door - Single | East carpark Bin store | FAIL

Non-critical defect
ID: 461

Added: 26th Mar 2024 11:42AM
Last Verified: 26th Mar 2024 11:42AM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
East carpark store room

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 460

Added: 26th Mar 2024 11:37AM
Last Verified: 26th Mar 2024 11:40AM

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

Resolution:
Location:
East carpark store room

Click photos to enlarge

Non-critical defect
ID: 459

Added: 26th Mar 2024 11:38AM
Last Verified: 26th Mar 2024 11:40AM

Description:
Unapproved door seals installed

Resolution:
Location:
East carpark store room

Click photos to enlarge

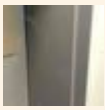
fd4 - Hinged and Pivoted Doorset - Common Fire Door - Single | Near apt.233 | FAIL

Non-critical defect
ID: 457

Added: 26th Mar 2024 11:28AM
Last Verified: 26th Mar 2024 11:29AM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
East stairwell



Click photos to enlarge

Asset	Status

Non-critical defect
ID: 456

Added: 26th Mar 2024 11:26AM
Last Verified: 26th Mar 2024 11:27AM

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

Resolution:
Location:
East stairwell

Click photos to enlarge

Non-critical defect
ID: 455

Added: 26th Mar 2024 11:24AM
Last Verified: 26th Mar 2024 11:27AM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
Eat stairwell

Click photos to enlarge

FD 5 - Hinged and Pivoted Doorset - Common Fire Door - Single Near apt.233 **FAIL**

Non-critical defect
ID: 458

Added: 26th Mar 2024 11:28AM
Last Verified: 26th Mar 2024 11:29AM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 454

Added: 26th Mar 2024 11:12AM
Last Verified: 26th Mar 2024 11:24AM

Description:
Door leaf - door frame gap not in accordance with AS1905.1

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

Non-critical defect
ID: 453

Added: 26th Mar 2024 11:13AM
Last Verified: 26th Mar 2024 11:24AM

Description:
Door doesn't self latch

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

Non-critical defect
ID: 452

Added: 26th Mar 2024 11:20AM
Last Verified: 26th Mar 2024 11:24AM

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

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 451

Added: 26th Mar 2024 11:10AM
Last Verified: 26th Mar 2024 11:24AM

Description:
Door seals damaged

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

Non-critical defect
ID: 450

Added: 26th Mar 2024 11:15AM
Last Verified: 26th Mar 2024 11:24AM

Description:
No vision panel present

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

Non-critical defect
ID: 449

Added: 26th Mar 2024 11:08AM
Last Verified: 26th Mar 2024 11:24AM

Description:
Signage missing

Resolution:
Location:
Near apt.233 stairwell

Click photos to enlarge

FD 2 - Hinged and Pivoted Doorset - Common Fire Door - Single	Near apt.239	FAIL

Asset	Status

Non-critical defect
ID: 448

Added: 26th Mar 2024 10:47AM
Last Verified: 26th Mar 2024 10:48AM

Description:
Doorset no self closing/latching

Resolution:
Location:
Near apt.239

Click photos to enlarge

Non-critical defect
ID: 446

Added: 26th Mar 2024 10:41AM
Last Verified: 26th Mar 2024 10:46AM

Description:
Door not approved for vision panel

Resolution:
Location:
Near apt.239

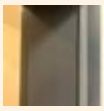
Click photos to enlarge

Non-critical defect
ID: 447

Added: 26th Mar 2024 10:45AM
Last Verified: 26th Mar 2024 10:46AM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
Near apt.239



Click photos to enlarge

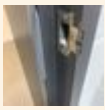
Asset	Status

Non-critical defect
ID: 444

Added: 26th Mar 2024 10:42AM
Last Verified: 26th Mar 2024 10:46AM

Description:
Damaged door seals

Resolution:
Location:
Near apt.239



Click photos to enlarge

Non-critical defect
ID: 445

Added: 26th Mar 2024 10:43AM
Last Verified: 26th Mar 2024 10:46AM

Description:
Damaged door seals

Resolution:
Location:
Near apt.239

Click photos to enlarge

Non-critical defect
ID: 443

Added: 26th Mar 2024 10:39AM
Last Verified: 26th Mar 2024 10:40AM

Description:
Signage missing

Resolution:
Location:
Near apt.239

Click photos to enlarge

SD 2 - Hinged and Pivoted Doorset - Common Smoke Door - Double Uneven pair	Near apt.243	FAIL

Asset	Status

Non-critical defect
ID: 441

Added: 26th Mar 2024 10:30AM
Last Verified: 26th Mar 2024 10:32AM

Description:
No vision panel present

Resolution:
Location:
Near apt.243

Click photos to enlarge

Non-critical defect
ID: 440

Added: 26th Mar 2024 10:23AM
Last Verified: 26th Mar 2024 10:23AM

Description:
Bottom gap not in accordance with manufacturer's recommendations

Resolution:
Location:
Near apt.243

Click photos to enlarge

Non-critical defect
ID: 439

Added: 26th Mar 2024 10:18AM
Last Verified: 26th Mar 2024 10:21AM

Description:
Seal damaged

Resolution:
Location:
Near apt.243

Click photos to enlarge

Asset	Status

Non-conformance
ID: 442

Added: 26th Mar 2024 10:36AM
Last Verified: 26th Mar 2024 10:38AM

Description:
Signage missing

Resolution:

Location:
Near apt.243

Click photos to enlarge

FD 1 - Hinged and Pivoted Doorset - Common Fire Door - Single Near apt. 248 **FAIL**

Non-critical defect
ID: 438

Added: 26th Mar 2024 10:11AM
Last Verified: 26th Mar 2024 10:12AM

Description:
Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1

Resolution:

Location:
Near apt.248

Click photos to enlarge

Non-critical defect
ID: 437

Added: 26th Mar 2024 10:02AM
Last Verified: 26th Mar 2024 10:03AM

Description:
Doorset no self closing/latching

Resolution:

Location:
Near apt.248

Click photos to enlarge

Asset	Status

Non-critical defect
ID: 436

Added: 26th Mar 2024 10AM
Last Verified: 26th Mar 2024 10:01AM

Description:
Seal damaged

Resolution:
Location:
Near apt.248

Click photos to enlarge

Non-critical defect
ID: 435

Added: 26th Mar 2024 9:58AM
Last Verified: 26th Mar 2024 10:01AM

Description:
Door not approved for vision panel

Resolution:
Location:
Near apt.248

Click photos to enlarge

Non-critical defect
ID: 434

Added: 26th Mar 2024 9:57AM
Last Verified: 26th Mar 2024 10:01AM

Description:
Steel door frames not backfilled as per AS1905.1

Resolution:
Location:
Near apt.248

Click photos to enlarge

SD 1	Near apt.245	FAIL

Asset	Status

Non-critical defect
ID: 433

Added: 26th Mar 2024 9:44AM
Last Verified: 26th Mar 2024 9:46AM

Description:
Bottom gap not in accordance with manufacturer's recommendations

Resolution:
Location:
Near apt.245

Click photos to enlarge

Non-critical defect
ID: 432

Added: 26th Mar 2024 9:32AM
Last Verified: 26th Mar 2024 9:46AM

Description:
Door frame excessively distorted

Resolution:
Location:
Near apt.245

Click photos to enlarge

Non-critical defect
ID: 431

Added: 26th Mar 2024 9:35AM
Last Verified: 26th Mar 2024 9:46AM

Description:
Door not approved for vision panel

Resolution:
Location:
Near apt.245

Click photos to enlarge

Signoff

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

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	28th Mar 2024 12AM		
Mike Alford	28th Mar 2024 12AM		

Company Accreditations: