

SERVICE REPORT

Australian Unity - Drummond Place

**500 Drummond Street
 Carlton
 Victoria 3053**

**Report Number R-00264
 Reference DRUMOND-2400118
 Service Date: 13th March 2024**

Scope of Works

- 09 - Fire Hose Reels (2012): Annual (1)
- 09 - Fire Hose Reels (2012): Annual Flow Test (0)
- 10 - Portable and Wheeled Fire Extinguishers (2012): Annual (3)
- Path of Travel & Discharge to Exit (2012): Annual (0)
- 11 - Fire Blankets (2012): Six-monthly (1)

0	Critical Defects	A defect that renders a system inoperative.
6	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 - Hinged and Pivoted Doorsets - Common (2012): Annual	12 - Hinged and Pivoted Doorsets - Common	66

Maintenance

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

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

Asset		Status
011 - Hinged and Pivoted Doorset - Common	8th, South Stairwell	PASS
093 - Hinged and Pivoted Doorset - Common	2nd South Stairwell	PASS
124 - Hinged and Pivoted Doorset - Common	5th North NBN	PASS
012 - Hinged and Pivoted Doorset - Common	7th, South Stairwell	PASS
133 - Hinged and Pivoted Doorset - Common	2nd North Electrical	PASS
128 - Hinged and Pivoted Doorset - Common	4th North Electrical	PASS
149 - Hinged and Pivoted Doorset - Common	Basement 2 North Stairwell	PASS
129 - Hinged and Pivoted Doorset - Common	4th North NBN	PASS
151 - Hinged and Pivoted Doorset - Common	Basement 3 Lift Lobby	PASS
122 - Hinged and Pivoted Doorset - Common	6th North Electrical	PASS
119 - Hinged and Pivoted Doorset - Common	7th North Electrical	PASS
025 - Hinged and Pivoted Doorset - Common	7th, North Stairwell	PASS
080 - Hinged and Pivoted Doorset - Common	2nd North Stairwell	PASS

Asset		Status
132 - Hinged and Pivoted Doorset - Common	2nd North NBN	PASS
066 - Hinged and Pivoted Doorset - Common	3rd South Stairwell	PASS
146 - Hinged and Pivoted Doorset - Common	Basement 1 North Citipower	PASS
150 - Hinged and Pivoted Doorset - Common	Basement 3 North, hatch	PASS
116 - Hinged and Pivoted Doorset - Common	8th North NBN	PASS
154 - Hinged and Pivoted Doorset - Common	Basement 3 South Stairwell	PASS
038 - Hinged and Pivoted Doorset - Common	6th South Stairwell	PASS
126 - Hinged and Pivoted Doorset - Common	5th North Electrical	PASS
130 - Hinged and Pivoted Doorset - Common	3rd North NBN	PASS
004 - Hinged and Pivoted Doorset - Common	8th, North Stairwell	PASS
152 - Hinged and Pivoted Doorset - Common	Basement 3 North Stairwell	PASS
147 - Hinged and Pivoted Doorset - Common	Basement 1 South Stairwell	PASS
135 - Hinged and Pivoted Doorset - Common	1st North Electrical	FAIL

Non-critical defect

ID: 367 [↗](#)

Added: 13th Mar 2024 11:52AM

Last Verified: 13th Mar 2024 11:52AM

Description:

Doorset no self closing/latching

Resolution:

Quote to rectify defect required

Asset		Status
153 - Hinged and Pivoted Doorset - Common	Basement 3 North Hatch	PASS
114 - Hinged and Pivoted Doorset - Common	8th North Electrical	PASS
140 - Hinged and Pivoted Doorset - Common	Basement 1 North Switchroom	PASS
133 - Hinged and Pivoted Doorset - Common	3rd North Electrical	PASS
052 - Hinged and Pivoted Doorset - Common	5th North Stairwell	PASS
107 - Hinged and Pivoted Doorset - Common	1st North Stairwell	PASS
123 - Hinged and Pivoted Doorset - Common	6th North NBN	PASS
117 - Hinged and Pivoted Doorset - Common	7th North NBN	PASS
132 - Hinged and Pivoted Doorset - Common	3rd North Electrical	PASS
121 - Hinged and Pivoted Doorset - Common	6th North Electrical	PASS
138 - Hinged and Pivoted Doorset - Common	Basement 0.5 North Stairwell	PASS
144 - Hinged and Pivoted Doorset - Common	Basement 1 North Generator Rm	PASS
134 - Hinged and Pivoted Doorset - Common	2nd North Electrical	FAIL

Non-critical defect

ID: 364 [↗](#)

Added: 13th Mar 2024 11:46AM

Last Verified: 13th Mar 2024 11:46AM

Description:

Doorset does not easily open/close

Resolution:

Quote to rectify defect required

Asset		Status
139 - Hinged and Pivoted Doorset - Common	Basement 1 North Switchroom	FAIL
<div style="background-color: #fff9c4; padding: 10px;"> <p data-bbox="122 405 339 432">Non-critical defect</p> <p data-bbox="122 441 228 468">ID: 369 ↗</p> <p data-bbox="1142 405 1490 432">Added: 13th Mar 2024 12:02PM</p> <p data-bbox="1082 441 1490 468">Last Verified: 13th Mar 2024 12:02PM</p> <p data-bbox="122 506 264 533">Description:</p> <p data-bbox="122 542 1034 568">Bottom edge of door leaf - finished floor frame gap not in accordance with AS1905.1</p> <p data-bbox="122 591 255 618">Resolution:</p> <p data-bbox="122 627 461 654">Quote to rectify defect required</p> </div>		
065 - Hinged and Pivoted Doorset - Common	4th South Stairwell	FAIL
<div style="background-color: #fff9c4; padding: 10px;"> <p data-bbox="122 822 339 848">Non-critical defect</p> <p data-bbox="122 857 228 884">ID: 325 ↗</p> <p data-bbox="1142 822 1490 848">Added: 12th Mar 2024 12:28PM</p> <p data-bbox="1082 857 1490 884">Last Verified: 12th Mar 2024 12:29PM</p> <p data-bbox="122 922 264 949">Description:</p> <p data-bbox="122 958 268 985">Seal Damage</p> <p data-bbox="122 1008 255 1034">Resolution:</p> <p data-bbox="122 1043 461 1070">Quote to rectify defect required</p> <div data-bbox="122 1093 225 1193">  </div> <p data-bbox="122 1202 323 1229">Click photos to enlarge</p> </div>		
157 - Hinged and Pivoted Doorset - Common	Basement 3 North	PASS
111 - Hinged and Pivoted Doorset - Common	Ground South Stairwell, Street Exit	PASS
120 - Hinged and Pivoted Doorset - Common	7th North Electrical	PASS
108 - Hinged and Pivoted Doorset - Common	Ground North Stairwell	PASS
001 - Hinged and Pivoted Doorset - Common Fire Door - Single	Ground Floor, Cable Room	PASS
112 - Hinged and Pivoted Doorset - Common	Roof North Stairwell	PASS
115 - Hinged and Pivoted Doorset - Common	8th North Electrical	PASS

Asset		Status
136 - Hinged and Pivoted Doorset - Common	1st North Electrical	PASS
113 - Hinged and Pivoted Doorset - Common	Roof South Stairwell	PASS
131 - Hinged and Pivoted Doorset - Common	3rd North Electrical	FAIL
<div style="background-color: #fff9c4; padding: 10px;"> <p>Non-critical defect Added: 12th Mar 2024 3:05PM</p> <p>ID: 352 ↗ Last Verified: 12th Mar 2024 3:05PM</p> <p>Description: Doorset not self closing due to being disconnected</p> <p>Resolution: Quote to rectify defect required</p> </div>		
148 - Hinged and Pivoted Doorset - Common	Basement 2 South Stairwell	PASS
156 - Hinged and Pivoted Doorset - Common	Basement 3 North Stairwell	PASS
053 - Hinged and Pivoted Doorset - Common	4th North Stairwell	PASS
110 - Hinged and Pivoted Doorset - Common	Ground South Stairwell	PASS
141 - Hinged and Pivoted Doorset - Common	Basement 1 North Stairwell	PASS
125 - Hinged and Pivoted Doorset - Common	5th North Electrical	PASS
142 - Hinged and Pivoted Doorset - Common	Basement 1 North Citipower	PASS
155 - Hinged and Pivoted Doorset - Common	Basement 3 North Stairwell	PASS
079 - Hinged and Pivoted Doorset - Common	3rd North Stairwell	FAIL

Asset	Status
<p>Non-critical defect ID: 326 ↗</p> <p>Description: Seal damaged</p> <p>Resolution: Quote to rectify defect required</p>  <p>Click photos to enlarge</p>	<p>Added: 12th Mar 2024 12:50PM Last Verified: 12th Mar 2024 12:50PM</p>

127 - Hinged and Pivoted Doorset - Common	4th North Electrical	PASS
094 - Hinged and Pivoted Doorset - Common	1st South Stairwell	PASS
039 - Hinged and Pivoted Doorset - Common	5th South Stairwell	PASS
109 - Hinged and Pivoted Doorset - Common	Ground North Stairwell, Street Exit	PASS
137 - Hinged and Pivoted Doorset - Common	1st North NBN	PASS
143 - Hinged and Pivoted Doorset - Common	Basement 1 North Generator Rm	PASS

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	13th Mar 2024 2:32PM		
Mike Alford	13th Mar 2024 2:32PM		

Company Accreditations: