

## SERVICE REPORT

**Australian Unity - The Grace**

**114 Albert Road  
 Melbourne  
 Victoria 3004**

**Report Number R-02016  
 Reference GRACE-2400471  
 Service Date:**

### Scope of Works

12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly (2)

0	<b>Critical Defects</b>	A defect that renders a system inoperative.
2	<b>Non-critical Defects</b>	A system impairment not likely to critically affect the operation of the system.
0	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
0	<b>Recommendations</b>	A modification suggested to improve the system performance.
0	<b>Informational Notes</b>	Detailed advice or general comment.
239	<b>Passed Assets</b>	

### Servicing Summary

Service	Asset	Quantity
12 - Hinged and Pivoted Doorsets - Common (2012): Six-monthly	12 - Hinged and Pivoted Doorsets - Common	115

## Maintenance

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

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

Asset	Status
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<b>117 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	Mezzanine car park, generator room	<b>PASS</b>
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<b>118 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Mezzanine car park, generator room	<b>PASS</b>
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<b>116 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Mezzanine to car park	<b>PASS</b>
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<b>115 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Mezzanine stairwell	<b>PASS</b>
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<b>119 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	Ground floor lift lobby	<b>PASS</b>
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<b>076 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 3 refuse	<b>PASS</b>
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Asset	Location	Status
069 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 stairwell	PASS
		
099 - Hinged and Pivoted Doorset - Common Fire Door - Single	B1 main comms. Room	PASS
		
111 - Hinged and Pivoted Doorset - Common Fire Door - Single	B2 lobby	PASS
		
007 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 17 plant room	PASS
		
009 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 16 stairwell	PASS
		
011 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 16 plant room	PASS
		
012 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 16 stairwell	PASS
014 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 15 refuse	PASS

Asset	Status
	
<b>017 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 14 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>019 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 14 plant room <span style="float: right;"><b>PASS</b></span>
	
<b>022 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 13 refuse <span style="float: right;"><b>PASS</b></span>
	
<b>024 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 13 plant room <span style="float: right;"><b>PASS</b></span>
	
<b>026 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 12 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>027 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 12 refuse <span style="float: right;"><b>PASS</b></span>
	

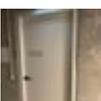
Asset	Status
<b>029 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Level 12 plant room	<b>PASS</b>
	
<b>034 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Library	<b>PASS</b>
	
<b>041 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Level 10 stairwell	<b>PASS</b>
	
<b>039 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Level 10 philosophers den	<b>PASS</b>
	
<b>043 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Level 9 refuse	<b>PASS</b>
	
<b>044 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Level 9 plant room	<b>PASS</b>
	
<b>046 - Hinged and Pivoted Doorset - Common Fire Door - Single</b> Level 8 stairwell	<b>PASS</b>

Asset	Status
	
<b>050 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 8 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>047 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 8 refuse <span style="float: right;"><b>PASS</b></span>
	
<b>048 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 8 succulent garden <span style="float: right;"><b>PASS</b></span>
	
<b>051 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 7 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>053 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 7 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>052 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 7 refuse <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
054 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 7 plant room	<b>PASS</b>
		
060 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 6 stairwell	<b>PASS</b>
		
059 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 6 plant room	<b>PASS</b>
		
063 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 5 stairwell	<b>PASS</b>
		
065 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 stairwell	<b>PASS</b>
		
075 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 Fitness room	<b>PASS</b>
		
066 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 stairwell	<b>PASS</b>

Asset	Status
	
<b>082 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 3 stairwell to garden <b>PASS</b>
	
<b>079 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 3 stairwell <b>PASS</b>
	
<b>073 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 1 stairwell <b>PASS</b>
	
<b>077 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 1 refuse <b>PASS</b>
	
<b>086 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	Level 1 car park fan room <b>PASS</b>
	
<b>096 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Fire control room <b>PASS</b>
	

Asset		Status
<b>095 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Fire control room	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>089 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Ground floor stairwell	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>087 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Ground floor stairwell	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>091 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	Ground floor main switch room	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>094 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Ground floor rear corridor to exit	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>093 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Ground floor rear corridor to bins	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
<b>103 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B1 lobby to car park	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>

Asset	Status
	
<b>102 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B1 stairwell to lobby <span style="float: right;"><b>PASS</b></span>
	
<b>101 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B1 stairwell to lobby <span style="float: right;"><b>PASS</b></span>
	
<b>098 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B1 lobby to storage cages <span style="float: right;"><b>PASS</b></span>
	
<b>108 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	B2 corridor <span style="float: right;"><b>PASS</b></span>
	
<b>103 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B2 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>110 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	B2 fire pump room <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
<b>113 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B2 cleaners	
		
<b>016 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 15 stairwell	
		
<b>021 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 13 stairwell	
		
<b>033 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 11 Philosophers den	
		
<b>040 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 10 plant room	
		
<b>045 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 9 stairwell	
		
<b>081 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 5 stairwell	

Asset	Status
	
<b>078 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 5 plant room <span style="float: right;"><b>PASS</b></span>
	
<b>072 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 2 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>087 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Ground floor stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>090 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Ground floor rubbish room <span style="float: right;"><b>PASS</b></span>
	
<b>103 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	B2 corridor, adjacent to hobby room <span style="float: right;"><b>PASS</b></span>
	
<b>114 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B2 lobby <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
066 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 stairwell	PASS
		
028 - Hinged and Pivoted Doorset - Common Fire Door - Single	Artists studio	PASS
		
035 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 11 plant room	PASS
		
042 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 9 stairwell	PASS
		
074 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 stairwell	PASS
		
083 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 2 refuse	PASS
		
103 - Hinged and Pivoted Doorset - Common Fire Door - Double Uneven pair	B2 hobby room	PASS

Asset	Status
	
<b>107 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</b>	B2 diesel tank room <span style="float: right;"><b>PASS</b></span>
	
<b>005 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 17 refuse <span style="float: right;"><b>PASS</b></span>
	
<b>112 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B2 lobby to stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>006 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 17 plant room <span style="float: right;"><b>PASS</b></span>
	
<b>008 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 17 plant room <span style="float: right;"><b>PASS</b></span>
	
<b>010 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 16 refuse <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
013 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 15 stairwell	PASS
		
015 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 15 plant room	PASS
		
018 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 14 refuse	PASS
		
025 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 13 stairwell	PASS
		
023 - Hinged and Pivoted Doorset - Common Fire Door - Single	Explorers den	PASS
		
030 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 12 stairwell	PASS
		
031 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 11 stairwell	PASS

Asset	Status
	
<b>036 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 11 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>037 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 10 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>038 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 10 refuse <span style="float: right;"><b>PASS</b></span>
	
<b>049 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 8 plant room <span style="float: right;"><b>PASS</b></span>
	
<b>055 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 6 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>062 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Games room <span style="float: right;"><b>PASS</b></span>
	

Asset		Status
080 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 refuse	<b>PASS</b>
		
068 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 4 plant room	<b>PASS</b>
		
070 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 3 plant room	<b>PASS</b>
		
084 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 lobby to car park	<b>PASS</b>
		
085 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 1 lobby to plant room	<b>PASS</b>
		
097 - Hinged and Pivoted Doorset - Common Fire Door - Single	Ground floor Grace to Alba	<b>PASS</b>
		
092 - Hinged and Pivoted Doorset - Common Fire Door - Single	Ground floor main switch room	<b>PASS</b>

Asset	Status
	
<b>100 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B1 Building distribution room <span style="float: right;"><b>PASS</b></span>
	
<b>061 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 6 refuse <span style="float: right;"><b>PASS</b></span>
	
<b>109 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	B2 RW tank and pump room <span style="float: right;"><b>PASS</b></span>
	
<b>020 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 14 stairwell <span style="float: right;"><b>PASS</b></span>
	
<b>032 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 11 refuse <span style="float: right;"><b>PASS</b></span>
	
<b>071 - Hinged and Pivoted Doorset - Common Fire Door - Single</b>	Level 5 refuse <span style="float: right;"><b>PASS</b></span>
	

Asset	Location	Status
004 - Hinged and Pivoted Doorset - Common Fire Door - Single	Level 17 stairwell	PASS
		
003 - Hinged and Pivoted Doorset - Common Fire Door - Single	Roof stairwell	PASS
		
002 - Hinged and Pivoted Doorset - Common Fire Door - Single	Rooftop Entrance to stairwell	PASS
		
001 - Hinged and Pivoted Doorset - Common Exit Door - Single	Rooftop Entrance to Lobby	FAIL
		

**Non-critical defect**

ID: 2181 [↗](#)

Added: 13th Nov 2024 8:13AM

Last Verified: 13th Nov 2024 8:15AM

**Description:**

Door edges splitting

**Resolution:**



Click photos to enlarge

**Asset****Status****Non-critical defect**ID: 2180 [↗](#)

Added: 13th Nov 2024 8:14AM

Last Verified: 13th Nov 2024 8:15AM

**Description:**

Unapproved door seals installed

**Resolution:**

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 Service  
Technician

None

Mike Alford

None

**Company Accreditations:**