

SERVICE REPORT

Australian Unity - Walmsley Aged Care

Report Number R-01726

500 Greeves Drive
 Kilsyth
 Victoria 3137

Reference
 Service Date:

Scope of Works

12 - Hinged and Pivoted Doorsets - Common (2012): Annual (57)

0	Critical Defects	A defect that renders a system inoperative.
43	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.
80	Passed Assets	

Servicing Summary

Service	Asset	Quantity
12 - Hinged and Pivoted Doorsets - Common (2012): Annual	12 - Hinged and Pivoted Doorsets - Common	29

Maintenance

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

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

Asset

Status

**1 FD.16 - Hinged and Pivoted Doorset
- Common Fire Door - Double Uneven
pair**

Waratah Wing Entrance

PASS



**1 FD.15 - Hinged and Pivoted Doorset
- Common Smoke Door - Double Even
Pair**

Waratah Adjacent to room F4.01

FAIL



Non-critical defect

ID: 1840 [↗](#)

Added: 16th Oct 2024 1:40PM

Last Verified: 16th Oct 2024 1:42PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

**1 FD.14 - Hinged and Pivoted Doorset
- Common Smoke Door - Double Even
Pair**

Adjacent to room F4.13

FAIL



Asset

Status

Non-critical defect

ID: 1839 [↗](#)

Added: 16th Oct 2024 1:36PM

Last Verified: 16th Oct 2024 1:38PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1838 [↗](#)

Added: 16th Oct 2024 1:38PM

Last Verified: 16th Oct 2024 1:38PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

**1 FD.13 - Hinged and Pivoted Doorset
- Common Smoke Door - Double Even
Pair**

Waratah Entrance to F4 corridor

FAIL



Non-critical defect

ID: 1837 [↗](#)

Added: 16th Oct 2024 1:34PM

Last Verified: 16th Oct 2024 1:35PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Asset

Status

Non-critical defect

ID: 1836 [↗](#)

Added: 16th Oct 2024 1:35PM

Last Verified: 16th Oct 2024 1:35PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



Click photos to enlarge

Non-critical defect

ID: 1835 [↗](#)

Added: 16th Oct 2024 1:35PM

Last Verified: 16th Oct 2024 1:35PM

Description:

Meeting stiles not installed

Resolution:



Click photos to enlarge

1 FD.12 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair

Fern Adjacent to room F3.08

FAIL



Non-critical defect

ID: 1846 [↗](#)

Added: 16th Oct 2024 1:48PM

Last Verified: 16th Oct 2024 1:49PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



Click photos to enlarge

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

Fern Adjacent to room F3.01

FAIL



Asset

Status

Non-critical defect

ID: 1845 [↗](#)

Added: 16th Oct 2024 1:47PM

Last Verified: 16th Oct 2024 1:47PM

Description:

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

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1844 [↗](#)

Added: 16th Oct 2024 1:46PM

Last Verified: 16th Oct 2024 1:47PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

**1 FD.10 - Hinged and Pivoted Doorset
- Common Smoke Door - Double Even
Pair**

Fern Entrance to F3 hallway

FAIL



Non-critical defect

ID: 1842 [↗](#)

Added: 16th Oct 2024 1:44PM

Last Verified: 16th Oct 2024 1:46PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Asset	Status
<p>Non-critical defect ID: 1843 ↗</p>	<p>Added: 16th Oct 2024 1:45PM Last Verified: 16th Oct 2024 1:46PM</p>
<p>Description: Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	
<p>Non-critical defect ID: 1841 ↗</p>	<p>Added: 16th Oct 2024 1:46PM Last Verified: 16th Oct 2024 1:46PM</p>
<p>Description: Meeting stiles not installed</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	
<p>1 FD.9 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</p>	<p>Fern Wing Entrance PASS</p>
	
<p>1 FD.8 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</p>	<p>Tulip Wing Entrance PASS</p>
	
<p>1 FD.7 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Tulip Adjacent to unisex toilet FAIL</p>
	

Asset

Status

Non-critical defect

ID: 1849 [↗](#)

Added: 16th Oct 2024 1:52PM

Last Verified: 16th Oct 2024 1:52PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1848 [↗](#)

Added: 16th Oct 2024 1:51PM

Last Verified: 16th Oct 2024 1:52PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1847 [↗](#)

Added: 16th Oct 2024 1:52PM

Last Verified: 16th Oct 2024 1:52PM

Description:

Meeting stiles not installed

Resolution:



[Click photos to enlarge](#)

**1 FD.6 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair**

Tulip Adjacent to store room

FAIL



Asset

Status

Non-critical defect

ID: 1851 [↗](#)

Added: 16th Oct 2024 1:53PM

Last Verified: 16th Oct 2024 1:54PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1850 [↗](#)

Added: 16th Oct 2024 1:53PM

Last Verified: 16th Oct 2024 1:54PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

**1 FD.5 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair**

Tulip Adjacent to room F2.07

FAIL



Non-critical defect

ID: 1853 [↗](#)

Added: 16th Oct 2024 1:55PM

Last Verified: 16th Oct 2024 1:55PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

Asset	Status
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Non-critical defect Added: 16th Oct 2024 1:54PM
 ID: 1852 [↗](#) Last Verified: 16th Oct 2024 1:55PM

Description:
 Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

1 FD.4 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair Jacaranda Adjacent to room F1.11 FAIL



Non-critical defect Added: 16th Oct 2024 1:57PM
 ID: 1855 [↗](#) Last Verified: 16th Oct 2024 1:58PM

Description:
 Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

Non-critical defect Added: 16th Oct 2024 1:56PM
 ID: 1854 [↗](#) Last Verified: 16th Oct 2024 1:58PM

Description:
 Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

1 FD.2 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair Jacaranda Adjacent to unisex toilet south FAIL



Asset	Status
<p>Non-critical defect ID: 1857 ↗</p> <p>Description: Smoke seals not suitable for door/assembly type</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 16th Oct 2024 1:59PM Last Verified: 16th Oct 2024 2PM</p>
<p>Non-critical defect ID: 1856 ↗</p> <p>Description: Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 16th Oct 2024 1:59PM Last Verified: 16th Oct 2024 2PM</p>
<p>1 FD.1 - Hinged and Pivoted Doorset - Common Fire Door - Double Uneven pair</p>	<p>Jacaranda Wing Entrance PASS</p>
	
<p>G FD.13 - Hinged and Pivoted Doorset - Common Fire Door - Double Even pair</p>	<p>Reception Foyer PASS</p>
	
<p>G FD.12 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Magnolia Adjacent to room G3.08 FAIL</p>
	

Asset	Status
<p>Non-critical defect ID: 1821 ↗</p>	<p>Added: 16th Oct 2024 1:07PM Last Verified: 16th Oct 2024 1:08PM</p>
<p>Description: Smoke seals not suitable for door/assembly type</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	
<p>G FD.11 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Magnolia Adjacent to room G3.01 FAIL</p>
	
<p>Non-critical defect ID: 1820 ↗</p>	<p>Added: 16th Oct 2024 1:06PM Last Verified: 16th Oct 2024 1:06PM</p>
<p>Description: Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	
<p>Non-critical defect ID: 1818 ↗</p>	<p>Added: 16th Oct 2024 12:52PM Last Verified: 16th Oct 2024 12:52PM</p>
<p>Description: Unapproved door seals installed</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	
<p>G FD.10 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Magnolia Adjacent to unisex toilet north FAIL</p>
	

Asset**Status****Non-critical defect**ID: 1819 [↗](#)

Added: 16th Oct 2024 1:04PM

Last Verified: 16th Oct 2024 1:04PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:

Click photos to enlarge

Non-critical defectID: 1817 [↗](#)

Added: 16th Oct 2024 12:48PM

Last Verified: 16th Oct 2024 12:51PM

Description:

Unapproved door seals installed

Resolution:

Click photos to enlarge

**G FD.9 - Hinged and Pivoted Doorset -
Common Fire Door - Double Uneven
pair**

Magnolia Wing Entrance

FAIL**Non-critical defect**ID: 1816 [↗](#)

Added: 16th Oct 2024 12:46PM

Last Verified: 16th Oct 2024 12:46PM

Description:

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

Resolution:

Click photos to enlarge

**G FD.8 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair**

Protea Adjacent to room G2.07

FAIL

Asset**Status****Non-critical defect**ID: 1827 [↗](#)

Added: 16th Oct 2024 1:21PM

Last Verified: 16th Oct 2024 1:23PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:

Click photos to enlarge

Non-critical defectID: 1826 [↗](#)

Added: 16th Oct 2024 1:22PM

Last Verified: 16th Oct 2024 1:23PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:

Click photos to enlarge

**G FD.7 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair**

Protea Adjacent to store room

FAIL**Non-critical defect**ID: 1825 [↗](#)

Added: 16th Oct 2024 1:19PM

Last Verified: 16th Oct 2024 1:20PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:

Click photos to enlarge

Asset	Status
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<p>Non-critical defect ID: 1824 ↗</p> <p>Description: Smoke seals not suitable for door/assembly type</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 16th Oct 2024 1:16PM Last Verified: 16th Oct 2024 1:17PM</p>
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**G FD.6 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair**

Protea Adjacent to room G2.16

FAIL



<p>Non-critical defect ID: 1823 ↗</p> <p>Description: Meeting stiles not installed</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 16th Oct 2024 1:15PM Last Verified: 16th Oct 2024 1:16PM</p>
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<p>Non-critical defect ID: 1822 ↗</p> <p>Description: Smoke seals not suitable for door/assembly type</p> <p>Resolution:</p>  <p>Click photos to enlarge</p>	<p>Added: 16th Oct 2024 1:13PM Last Verified: 16th Oct 2024 1:13PM</p>
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**G FD.5 - Hinged and Pivoted Doorset -
Common Fire Door - Double Uneven
pair**

Protea Wing Entrance

PASS



Asset	Status
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G SD.4 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair

Hydrangea Adjacent to room G1.11

FAIL



Non-critical defect
ID: 1829 [↗](#)

Added: 16th Oct 2024 1:24PM
Last Verified: 16th Oct 2024 1:26PM

Description:
Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Non-critical defect
ID: 1828 [↗](#)

Added: 16th Oct 2024 1:25PM
Last Verified: 16th Oct 2024 1:26PM

Description:
Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

G FD.3 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair

Hydrangea Adjacent to store room

FAIL



Non-critical defect
ID: 1831 [↗](#)

Added: 16th Oct 2024 1:27PM
Last Verified: 16th Oct 2024 1:28PM

Description:
Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Asset

Status

Non-critical defect

ID: 1830 [↗](#)

Added: 16th Oct 2024 1:28PM

Last Verified: 16th Oct 2024 1:28PM

Description:

Perimeter between door leaf and door frame are not in accordance with manufacturer's recommendations

Resolution:



[Click photos to enlarge](#)

**G FD.2 - Hinged and Pivoted Doorset -
Common Smoke Door - Double Even
Pair**

Hydrangea Adjacent to unisex toilet

FAIL



Non-critical defect

ID: 1834 [↗](#)

Added: 16th Oct 2024 1:29PM

Last Verified: 16th Oct 2024 1:30PM

Description:

Smoke seals not suitable for door/assembly type

Resolution:



[Click photos to enlarge](#)

Non-critical defect

ID: 1833 [↗](#)

Added: 16th Oct 2024 1:30PM

Last Verified: 16th Oct 2024 1:30PM

Description:

Meeting stiles not installed

Resolution:



[Click photos to enlarge](#)

Asset	Status
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<p>Non-critical defect ID: 1832 ↗</p>	<p>Added: 16th Oct 2024 1:29PM Last Verified: 16th Oct 2024 1:30PM</p>
<p>Description: Smoke seals impede operation of door</p> <p>Resolution:</p>  <p><small>Click photos to enlarge</small></p>	

<p>G FD.1 - Hinged and Pivoted Doorset - Common Fire Door - Double Uneven pair</p>	<p>Hydrangea Wing Entrance</p>	<p>PASS</p>
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<p>1 FD 3 - Hinged and Pivoted Doorset - Common Smoke Door - Double Even Pair</p>	<p>Jacaranda Adjacent to Store room</p>	<p>FAIL</p>
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<p>Non-critical defect ID: 1858 ↗</p>	<p>Added: 16th Oct 2024 2:02PM Last Verified: 16th Oct 2024 2:02PM</p>
<p>Description: Smoke seals not suitable for door/assembly type</p> <p>Resolution:</p>  <p><small>Click photos to enlarge</small></p>	

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		

Company Accreditations: