

Routine Activity Summary Report: 13166

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Yearly
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
 Unit 58/6 Jubilee Ave
 Warriewood NSW 2102

Lic. No. Licence No. 218295C

Exit & Emergency Lighting (25 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
Exit & Emergency Lighting Single Point System						
1	Exit Adj Roller Door	Carpark	Exit Light	Pass	Recommendation	Open
2	Adj Garage 2 and 5	Carpark	Exit Light	Pass		
3	Rear Exit from Carpark	Carpark	Exit Light	Pass		
4	Ground Adj Entry	Ground	Exit Light	Fail	Critical	Open
5	Ground Adj Lift	Ground	Exit Light	Fail	Critical	Open
6	Ground F/Stairs	Ground	Emergency Light	Pass		
7	Above Final Exit Doors from Stairs	Ground	Exit Light	Pass		
8	Ground Fire Stairs	Ground	Emergency Light	Pass		
9	Level 1 F/S Top Stairs to Level 1	Level 1	Emergency Light	Pass		
10	Level 1 Above Exit Door RHS of Lift	Level 1	Exit Light	Pass		
11	Level 1 Above Exit Door RHS of Lift	Level 1	Exit Light	Pass		
12	Level 1 F/S Bottom of Stairs to Level 2	Level 1	Emergency Light	Pass		
13	Level 2 F/S Top of Stairs from L1	Level 2	Emergency Light	Pass		
14	Above Exit Door RHS of Lift	Level 2	Exit Light	Pass		
15	Above Exit Door LHS of Lift	Level 2	Exit Light	Pass		
16	Bottom of Stairs to L3	Level 2	Emergency Light	Pass		
17	Top of Stairs From Level 2	Level 3	Emergency Light	Pass		
18	Adj Exit Door RHS of Lift	Level 3	Exit Light	Pass		
19	Adj Exit Door LHS of Lift	Level 3	Exit Light	Pass		

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
20	Bottom of Stairs to Level 4	Level 3	Emergency Light	Pass		
21	Top of Stairs From Level 3	Level 4	Emergency Light	Pass		
22	Adj Exit Door RHS of Lift	Level 4	Exit Light	Pass		
23	Adj Exit Door LHS of Lift	Level 4	Exit Light	Pass		
24	Bottom of Stairs to Roof	Level 4	Emergency Light	Pass		
25	Top of Stairs from Level 4	Level 5	Emergency Light	Pass		

New Defects - 2 Non-Critical, 2 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Exit & Emergency Lighting Single Point System				
1	Exit Light	It was noted that there were no emergency lights currently installed in the carpark. We recommend that 4 of the batten light fittings in carpark are upgraded to 4ft batten diffused type emergency lights.	Recommendation	Open
1	Exit Light	It was noted that there are no exit light above roof exit to the fire stairs or in LMR. We will recommend that an exit light is installed above exit to the fire stairs and above the exit door of the LMR in the path of egress.	Recommendation	Open
4	Exit Light	It was noted that there are no labelled lighting circuit breakers on the house board and because of this, we were unable to carry out a discharge test on the emergency or exit lights. Can the OC please have their electrician attend site and label the house light circuits so that we can carry out the lighting discharge test.	Critical	Open
5	Exit Light	It was noted the this exit light is missing running man decal. This missing running man decal needs to be replaced.	Critical	Open

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13167

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Six-Monthly
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
 Unit 58/6 Jubilee Ave
 Warriewood NSW 2102

Lic. No. Licence No. 218295C

Fire, Smoke & Exit Doors (20 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
Fire Doorsets - Hinged & Pivoted						
C.01	G lobby to F/S North	Ground	Fire Doorset Hinged & Pivoted	Pass		
C.02	G Lobby to F/S South	Ground	Fire Doorset Hinged & Pivoted	Fail	Critical	Open
C.03	Ground Fire Stairs	Ground	Fire Doorset Hinged & Pivoted	Pass		
C.04	L1 lobby to F/S North	Level 1	Fire Doorset Hinged & Pivoted	Pass		
C.05	L1 lobby to F/S South	Level 1	Fire Doorset Hinged & Pivoted	Pass		
C.06	L2 lobby to F/S North	Level 2	Fire Doorset Hinged & Pivoted	Pass		
C.07	L3 lobby to F/S North	Level 3	Fire Doorset Hinged & Pivoted	Pass		
C.08	L3 lobby to F/S South	Level 3	Fire Doorset Hinged & Pivoted	Pass		
C.09	L4 lobby to F/S North	Level 4	Fire Doorset Hinged & Pivoted	Pass		
C.10	L4 lobby to F/S South	Level 4	Fire Doorset Hinged & Pivoted	Pass		
E.01	Ground electrical cupboard active leaf	Ground	Fire Door - Even Pair	Fail	Critical	Open
E.02	Ground electrical cupboard inactive leaf	Ground	Fire Door - Even Pair	Fail	Critical	Open
E.03	L1 Electrical cupboard active leaf	Level 1	Fire Door - Even Pair	Fail	Critical	Open
E.04	L1 Electrical cupboard inactive leaf	Level 1	Fire Door - Even Pair	Fail	Critical	Open
E.05	L2 Electrical cupboard active leaf	Level 2	Fire Door - Even Pair	Fail	Critical	Open
E.06	L2 Electrical cupboard inactive leaf	Level 2	Fire Door - Even Pair	Fail	Critical	Open
E.07	L3 Electrical cupboard active leaf	Level 3	Fire Door - Even Pair	Fail	Critical	Open
E.08	L3 Electrical cupboard inactive leaf	Level 3	Fire Door - Even Pair	Fail	Critical	Open
E.09	L4 Electrical cupboard active leaf	Level 4	Fire Door - Even Pair	Fail	Critical	Open
E.10	L4 Electrical cupboard inactive leaf	Level 4	Fire Door - Even Pair	Fail	Critical	Open

New Defects - 11 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Fire Doorsets - Hinged & Pivoted				
C.02	Fire Doorset Hinged & Pivoted	It was noted that this door is delaminating. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.01	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.02	Fire Door - Even Pair	It was noted that this door is missing the door closer and has a broken snib lock. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.03	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.04	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.05	Fire Door - Even Pair	It was noted that this door is missing the door closer and the lockset has been removed from the door leaf. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.06	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.07	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.08	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open

New Defects - 11 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
E.09	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
E.10	Fire Door - Even Pair	It was noted that this door is missing the door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13168

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Yearly
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
 Unit 58/6 Jubilee Ave
 Warriewood NSW 2102

Lic. No. Licence No. 218295C

Fire, Smoke & Exit Doors (20 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
Fire Doorsets - SOU						
1	Unit 1	Ground	Fire Door - SOU	Fail	Critical	Open
2	Unit 2	Ground	Fire Door - SOU	Fail	Critical	Open
3	Unit 3	Ground	Fire Door - SOU	Fail	Critical	Open
4	Unit 4	Ground	Fire Door - SOU	Fail	Non-Critical	Open
5	Unit 5	Level 1	Fire Door - SOU	Fail	Critical	Open
6	Unit 6	Level 1	Fire Door - SOU	Fail	Critical	Open
7	Unit 7	Level 1	Fire Door - SOU	Fail	Critical	Open
8	Unit 8	Level 1	Fire Door - SOU	Fail	Critical	Open
8	Unit 8	Level 1	Fire Door - SOU	Pass	Recommendation	Open
9	Unit 9	Level 2	Fire Door - SOU	Fail	Critical	Open
10	Unit 10	Level 2	Fire Door - SOU	Fail	Critical	Open
11	Unit 11	Level 2	Fire Door - SOU	Fail	Critical	Open
12	Unit 12	Level 2	Fire Door - SOU	Fail	Critical	Open
13	Unit 13	Level 3	Fire Door - SOU	Fail	Critical	Open
14	Unit 14	Level 3	Fire Door - SOU	Fail	Critical	Open
15	Unit 15	Level 3	Fire Door - SOU	Fail	Critical	Open
16	Unit 16	Level 3	Fire Door - SOU	Fail	Critical	Open
17	Unit 17	Level 4	Fire Door - SOU	Fail	Critical	Open
18	Unit 18	Level 4	Fire Door - SOU	Fail	Critical	Open
19	Unit 19	Level 4	Fire Door - SOU	Fail	Critical	Open

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
20	Unit 20	Level 4	Fire Door - SOU	Fail	Critical	Open

New Defects - 2 Non-Critical, 20 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Fire Doorsets - SOU				
1	Fire Door - SOU	It was noted that this door is missing the door closer and has a broken lockset. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
2	Fire Door - SOU	It was noted that there is an excessive gap (>3mm) between the head and latch sides of the door leaf and the door frame. To rectify this defect we need to install intumescent upgrade to the head and latch sides of door frame.	Critical	Open
3	Fire Door - SOU	It was noted that this door is delaminating on the bottom latch side of the door leaf. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
4	Fire Door - SOU	It was noted that there is a hole in the fire rated door frame. This hole needs to be patched with fire rated material.	Non-Critical	Open
5	Fire Door - SOU	It was noted that this door is not latching due to binding on striker plate. To rectify this defect, the striker plate will need to be replaced.	Critical	Open
6	Fire Door - SOU	It was noted that this door binding due to dropping off the top hinge and the door closer is pulling off the door leaf. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
7	Fire Door - SOU	It was noted that this door is has a broken door closer and has a broken lockset. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. In addition, it was noted that the striker plate for this door is missing. A new striker plate is required. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
8	Fire Door - SOU	It was noted that this door has a broken door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
8	Fire Door - SOU	It was noted that there is corrosion (rust) on the doorset frame. If left untreated the rust will compromise the integrity of the door set and the frame may have to be replaced. We recommend that this frame is rust treated and painted to prevent further corrosion.	Recommendation	Open

New Defects - 2 Non-Critical, 20 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
9	Fire Door - SOU	It was noted that this door has a broken door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
10	Fire Door - SOU	It was noted that this door has a broken door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
11	Fire Door - SOU	It was noted that this door has a missing door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
12	Fire Door - SOU	No access to this unit during the annual inspection. Carry out a reinspection of this unit. This has already been quoted.	Critical	Open
13	Fire Door - SOU	It was noted that this door has a damaged lockset (tongue is missing) and the door leaf is split. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
14	Fire Door - SOU	It was noted that this door has a non-compliant lockset (is not fire rated). This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
15	Fire Door - SOU	It was noted that the door closer is pulling off the door leaf and that the lockset has been damaged (tongue has been removed). This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
16	Fire Door - SOU	It was noted that there is an excessive gap (>3mm) between the latch side of the door leaf and the door frame. To rectify this defect, an intumescent upgrade to the latch side of the frame needs to be installed.	Critical	Open
16	Fire Door - SOU	It was noted that the entry lockset for this doorset is not compliant (tongue is missing and lockset is not compliant) and that part of the deadlatch is not compliant (not fire rated). broken (tongue is missing from lockset). To rectify this defect we would need to replace this lockset with a lever handle fire rated lockset. In addition the deadlatch would have to be upgraded to allow it to be fire rated.	Critical	Open
17	Fire Door - SOU	It was noted that this door has a faulty lockset (not fire rated). This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open

New Defects - 2 Non-Critical, 20 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
18	Fire Door - SOU	It was noted that this door has a non-compliant lockset (deadbolt). This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
19	Fire Door - SOU	It was noted that a non-compliant frame upgrade has been installed for this door. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open
20	Fire Door - SOU	It was noted that this door has a missing door closer. This door has an asbestos core. WorkCover state that the asbestos core of this door cannot be disturbed (no drilling or cutting is permitted into this the door). Due to this fact, this door leaf will need to be replaced. Can the OC please let us know if they wish to have the replacement of this door leaf quoted.	Critical	Open

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13169

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Yearly
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
 Unit 58/6 Jubilee Ave
 Warriewood NSW 2102

Lic. No. Licence No. 218295C

Fire Hydrant Systems (9 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status	Flow Test Results
Fire Hydrant Systems							
1	Ground Lobby	Ground	Hydrant Landing Valve	Pass			
2	Level 1 Lobby	Level 1	Hydrant Landing Valve	Pass			
3	Level 2 Lobby	Level 2	Hydrant Landing Valve	Pass			
4	Level 3 Lobby	Level 3	Hydrant Landing Valve	Fail	Critical	Resolved	
4	Level 3 Lobby	Level 3	Hydrant Landing Valve	Fail	Non-Critical	Resolved	
5	Level 4 Lobby	Level 4	Hydrant Landing Valve	Pass			
6	Roof Terrace	Roof	Hydrant Landing Valve	Fail	Critical	Open	
6	Roof Terrace	Roof	Hydrant Landing Valve	Fail	Non-Critical	Resolved	
7	Basement adj lift	Basement	Hydrant Landing Valve	Fail	Non-Critical	Open	
B1	Booster connection LHS	Ground	Hydrant Booster Connection	Fail	Critical	Open	
B1	Booster connection LHS	Ground	Hydrant Booster Connection	Fail	Non-Conformance	Open	
B2	Booster connection RHS	Ground	Hydrant Booster Connection	Fail	Critical	Open	

New Defects - 4 Non-Critical, 6 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Fire Hydrant Systems				
4	Hydrant Landing Valve	New service tag and split ring fitted to landing valve at time of inspection.	Non-Critical	Resolved
4	Hydrant Landing Valve	Hydrant landing valve was leaking and could not shut off during the annual inspection. This landing valve was replaced as per quote 5257 on the 02.10.20.	Critical	Resolved
6	Hydrant Landing Valve	It was noted that this landing valve is badly corroded. We attempted to replaced this landing valve on 02.10.20 but were unable to as the hydrant landing valve has seized onto the standpipe. We will allow to isolate and drain down the fire hydrant system and cut off a section of the hydrant standpipe to remove the seized landing valve. We will then allow to braze a new section of standpipe with coupling. We will then supply and install a new hydrant landing valve. This new hydrant landing valve will have a forged type aluminium Storz coupling and cap fitted as well. A price is pending for this item.	Critical	Open
6	Hydrant Landing Valve	New service tag and split ring fitted to landing valve at time of inspection.	Non-Critical	Resolved
7	Hydrant Landing Valve	It was noted that this landing valve is badly corroded. It was also noted that this landing valve has most probably seized onto the copper connection pipe. We will allow to isolate and drain down the fire hydrant system and cut off a section of the hydrant connection pipe to remove the seized landing valve. We will then allow to braze a new section of connection pipe with coupling. We will then supply and install a new hydrant landing valve. This new hydrant landing valve will have a forged type aluminium Storz coupling and cap fitted as well. We will allow to de-isolate and commission the new hydrant landing valve. A price is pending for this item.	Non-Critical	Open
B1	Hydrant Booster Connection	It was noted that the Hydrant booster is in poor condition. Hydrant booster requires replacement.	Critical	Open
B1	Hydrant Booster Connection	An AS 2419.1 compliant block plan is not provided. This block plan should include: system pressure/flow requirements, street valve location, hydrant valves location. Please note: We need to ascertain if there are building drawings available (preferably on AutoCAD), so that we can submit a price for the hydrant block plan. Can the OC please let us know if there are drawings available for this building.	Critical	Open
B1	Hydrant Booster Connection	It was noted that there is vegetation obscuring the hydrant booster installation. Remove this vegetation blocking access. We assume that this vegetation will be removed by the OC as housekeeping. Can we please be informed in writing with a photo when this defect has been rectified.	Critical	Open
B1	Hydrant Booster Connection	It was noted that there is no location sign for the booster installation. This location signage needs to be installed. This location signage can either be plastic, engraved traffolyte or photo anodised aluminium (going from cheapest and least robust to the more expensive and durable). Can the OC please let us know what type of sign they would like and we will quote to supply and install.	Non-Conformance	Open
B2	Hydrant Booster Connection	It was noted that the hydrant booster is in very poor condition (booster connections and pressure gauge have corroded significantly). We will allow to replace this corroded booster and supply a new booster with 2 x booster connections, oil filled stainless steel pressure gauge and tap to relieve boost pressure. A price is pending for this item.	Critical	Open

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13170

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Yearly
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
 Unit 58/6 Jubilee Ave
 Warriewood NSW 2102

Lic. No. Licence No. 218295C

Portable Fire Extinguishers, Fire Hose Reels & Fire Blankets (14 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status	
Fire Extinguishers							Pressure Test Due
1	Ground Lobby	Ground	4.5KG AB(E) DCP Extinguisher	Pass			01/03/2025
2	Level 1 Lobby	Level 1	4.5KG AB(E) DCP Extinguisher	Pass			01/03/2025
3	Level 2 Lobby	Level 2	4.5KG AB(E) DCP Extinguisher	Pass			01/03/2025
4	Level 3 Lobby	Level 3	4.5KG AB(E) DCP Extinguisher	Pass			01/03/2025
5	Level 4 Lobby	Level 4	4.5KG AB(E) DCP Extinguisher	Pass			01/03/2025
6	Lift Motor Room	Roof	3.5KG CO2 Extinguisher	Fail	Critical	Quoted	01/04/2025
7	Basement adj lift	Basement	4.5KG AB(E) DCP Extinguisher	Pass			01/03/2025
Fire Hose Reels							Water Flow Rate
HR.01	Ground Lobby	Ground	36M Fire Hose Reel	Fail	Critical	Resolved	
HR.02	Level 1 Lobby	Level 1	36M Fire Hose Reel	Pass			
HR.03	Level 2 Lobby	Level 2	36M Fire Hose Reel	Pass			
HR.04	Level 3 Lobby	Level 3	36M Fire Hose Reel	Fail	Critical	Resolved	
HR.05	Level 4 Lobby	Level 4	36M Fire Hose Reel	Pass			
HR.06	Roof	Roof	36M Fire Hose Reel	Fail	Critical	Quoted	
HR.07	Basement adj lift	Basement	36M Fire Hose Reel	Pass	Recommendation	Quoted	

New Defects - 1 Non-Critical, 4 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Fire Extinguishers				
6	3.5KG CO2 Extinguisher	It was noted that there is no location sign for this extinguisher. Install a location sign for this extinguisher on the door of the lift motor room.	Critical	Quoted
Fire Hose Reels				
HR.01	36M Fire Hose Reel	It was noted that interlock to this hose reel nozzle was broken (corroded). The hose reel nozzle and interlock to this hose reel were replaced at time of inspection.	Critical	Resolved
HR.04	36M Fire Hose Reel	It was noted that interlock to this hose reel nozzle was broken (corroded). The hose reel nozzle and interlock to this hose reel were replaced at time of inspection.	Critical	Resolved
HR.06	36M Fire Hose Reel	It was noted that this hose reel nozzle and interlock are badly corroded. We will allow to replace this hose reel nozzle and interlock.	Critical	Quoted
HR.07	36M Fire Hose Reel	It was noted that this hose reel drum and reel are corroding. We recommend that a cover is fitted to this reel to limit corrosion.	Recommendation	Quoted

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person:

Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13171

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Quarterly (Conducted Yearly)
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
Unit 58/6 Jubilee Ave
Warriewood NSW 2102

Lic. No. Licence No. 218295C

Emergency Evacuation Procedures (1 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
Paths Of Travel						
1	Common Area lobbies and Stairwells	All Levels	Paths Of Travel	Fail	Critical	Open

New Defects - 1 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Paths Of Travel				
1	Paths Of Travel	It was noted that there are stored materials obstructing the paths of egress in the common area lobbies. These materials include skateboards and surfboards. This contravenes the Clause 186 of the Environmental Planning and Assessment Regulation 2000. We assume that these stored materials will be removed by the EC as housekeeping. Can we please be informed in writing with a photo to confirm that this defect has been rectified.	Critical	Open

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13172

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Yearly
Scheduled Date of Service 25/09/2020
Date Completed 16/10/2020
Logbook Ref. XX



Complete Fire Certification
Unit 58/6 Jubilee Ave
Warriewood NSW 2102

Lic. No. Licence No. 218295C

Emergency Evacuation Procedures (2 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status
Warning & Operational Signage						
2	Warning and EP and A Signage at Common Exit doors in the Path of Egress	All Levels	Door	Fail	Critical	Open
3	Warning Signage at Lift Call Buttons	All Levels	Lift	Pass		

New Defects - 1 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
Warning & Operational Signage				
2	Door	<p>It was noted that the signage to the common area fire exit doors are missing. The following signage needs to be installed in the path of egress at these doors: "Fire Safety Door, Do Not Obstruct, Do Not Keep Open" (11 x signs in total). In addition, it was noted that there is no fire safety notice installed adjacent on on each common exit door to the fire stairs in the path of egress. To comply with the EP and A Regulations (2000), this signage needs to be installed. (9 x signs in total).</p> <p>The above signage can be done in either plastic, engraved traffolyte or photo anodised aluminium. Can the OC please let us know what type of signage they would prefer and we can quote to supply and install.</p>	Critical	Open

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Martin Edmunds

License No:

Signature:

Signature:

Routine Activity Summary Report: 13406

Client The Owners of the Strata Plan c/- Bright & Duggan
Property SP 34151 - 42-44 Victoria Pde, Manly
Property Address 42-44 Victoria Parade Manly NSW 2095
Frequency of Service Yearly
Scheduled Date of Service 25/09/2020
Date Completed 02/10/2020
Logbook Ref. XX



Complete Fire Certification
 Unit 58/6 Jubilee Ave
 Warriewood NSW 2102

Lic. No. Licence No. 218295C

Fire Detection Systems (23 Assets)

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status	Alarm Replaced	Battery Replaced
SOU Smoke and Heat Alarms								
2	Unit 2	Ground	SOU Smoke Alarm	Fail	Critical	Quoted	01/01/2005	
3	Unit 3	Ground	SOU Smoke Alarm	Fail	Non-Critical	Resolved	01/01/2011	
4	Unit 4	Ground	SOU Smoke Alarm	Fail	Non-Conformance	Open	01/01/2019	
5	Unit 5	Level 1	SOU Smoke Alarm	Pass			01/01/2011	
6	Unit 6	Level 1	SOU Smoke Alarm	Pass			01/01/2012	
8	Unit 8	Level 1	SOU Smoke Alarm	Fail	Critical	Quoted		
9	Unit 9	Level 2	SOU Smoke Alarm	Fail	Critical	Quoted		
10	Unit 10	Level 2	SOU Smoke Alarm	Pass			01/01/2011	
11	Unit 11	Level 2	SOU Smoke Alarm	Pass			01/01/2018	
12	Unit 12	Level 2	SOU Smoke Alarm	Fail	Critical	Quoted		
13	Unit 13	Level 3	SOU Smoke Alarm	Fail	Critical	Quoted		
14	Unit 14	Level 3	SOU Smoke Alarm	Pass			01/01/2013	
15	Unit 15	Level 3	SOU Smoke Alarm	Fail	Critical	Quoted		
17	Unit 17	Level 4	SOU Smoke Alarm	Pass			01/01/2018	
18	Unit 18	Level 4	SOU Smoke Alarm	Pass			01/01/2018	
19	Unit 19	Level 4	SOU Smoke Alarm	Pass	Recommendation	Open	01/01/2013	
20	Unit 20	Level 4	SOU Smoke Alarm	Fail	Critical	Quoted	01/01/2005	
1.01	Unit 1	Ground	SOU Smoke Alarm	Fail	Non-Critical	Resolved	01/01/2012	
1.02	Unit 1	Ground	SOU Smoke Alarm	Pass			01/01/2019	
7.01	Unit 7	Level 1	SOU Smoke Alarm	Fail	Critical	Quoted	01/01/2014	

Asset No.	Location	Level	Equipment Type	Result	Defect Type	Status	
7.02	Unit 7	Level 1	SOU Smoke Alarm	Fail	Critical	Quoted	01/01/2009
16.01	Unit 16	Level 3	SOU Smoke Alarm	Pass			01/01/2018
16.02	Unit 16	Level 3	SOU Smoke Alarm	Pass			01/01/2018

New Defects - 4 Non-Critical, 9 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
SOU Smoke and Heat Alarms				
2	SOU Smoke Alarm	It was noted that this smoke alarm is over 10 years old. (Smoke alarms have a 10 -year working life as stated by their manufacturer). FRNSW and the manufacturer state that any smoke alarm over 10years old needs to be replaced. The new Tenancies Act which came into effect as of the 23/3/20 states that any smoke alarm in a tenanted unit that is > 10 years old must be replaced. The testing Code AS 1851.6 (2012) states that any smoke alarm over 10 years old must be replaced (AS 1851 is not mandatory in NSW). Replace this smoke alarm with a 240v photoelectric smoke alarm with a 9v backup battery.	Critical	Quoted
3	SOU Smoke Alarm	9v backup battery to this smoke alarm replaced prior to test.	Non-Critical	Resolved
4	SOU Smoke Alarm	It was noted that this smoke alarm is located in a non-compliant position (too close to the adjacent light fitting <300mm). For this smoke alarm to achieve compliance, it will need to be relocated a minimum of 300mm away from the light fitting.	Non-Conformance	Open
8	SOU Smoke Alarm	It was noted that this smoke alarm is broken and is in the wrong location (should be located between the living areas and the sleeping areas). We will allow to replace this smoke alarm with a battery type photoelectric smoke alarm with a 9v battery. We will also allow to locate the new smoke alarm between the living areas and the sleeping areas.	Critical	Quoted
9	SOU Smoke Alarm	It was noted that this smoke alarm is over 10 years old. (Smoke alarms have a 10 -year working life as stated by their manufacturer). FRNSW and the manufacturer state that any smoke alarm over 10years old needs to be replaced. The new Tenancies Act which came into effect as of the 23/3/20 states that any smoke alarm in a tenanted unit that is > 10 years old must be replaced. The testing Code AS 1851.6 (2012) states that any smoke alarm over 10 years old must be replaced (AS 1851 is not mandatory in NSW). Replace this smoke alarm with a battery type photoelectric smoke alarm with a 9v battery.	Critical	Quoted
12	SOU Smoke Alarm	No access to this unit during the annual inspection. Carry out a reinspection of this unit.	Critical	Quoted
13	SOU Smoke Alarm	It was noted that this smoke alarm is over 10 years old. (Smoke alarms have a 10 -year working life as stated by their manufacturer). FRNSW and the manufacturer state that any smoke alarm over 10years old needs to be replaced. The new Tenancies Act which came into effect as of the 23/3/20 states that any smoke alarm in a tenanted unit that is > 10 years old must be replaced. The testing Code AS 1851.6 (2012) states that any smoke alarm over 10 years old must be replaced (AS 1851 is not mandatory in NSW). Replace this smoke alarm with a battery photoelectric smoke alarm with a 9v battery.	Critical	Quoted
15	SOU Smoke Alarm	It was noted that there is no smoke alarm in this unit. We will allow to supply and install a battery type photoelectric smoke alarm with a 9v battery between the living areas and the sleeping areas in this unit.	Critical	Quoted

New Defects - 4 Non-Critical, 9 Critical

Asset No.	Equipment Type	Defect Description	Defect Type	Status
19	SOU Smoke Alarm	It was noted that there is an additional bedroom that comes off the living areas of this unit. We recommend that an additional battery smoke alarm between this additional bedroom and the living areas.	Recommendation	Open
20	SOU Smoke Alarm	It was noted that this smoke alarm is over 10 years old. (Smoke alarms have a 10-year working life as stated by their manufacturer). FRNSW and the manufacturer state that any smoke alarm over 10years old needs to be replaced. The new Tenancies Act which came into effect as of the 23/3/20 states that any smoke alarm in a tenanted unit that is > 10 years old must be replaced. The testing Code AS 1851.6 (2012) states that any smoke alarm over 10 years old must be replaced (AS 1851 is not mandatory in NSW). Replace this smoke alarm with a 240v photoelectric smoke alarm with a 9v backup battery.	Critical	Quoted
1.01	SOU Smoke Alarm	9v backup battery to this smoke alarm replaced prior to test.	Non-Critical	Resolved
7.01	SOU Smoke Alarm	It was noted that this smoke alarm is over 10 years old. (Smoke alarms have a 10-year working life as stated by their manufacturer). FRNSW and the manufacturer state that any smoke alarm over 10years old needs to be replaced. The new Tenancies Act which came into effect as of the 23/3/20 states that any smoke alarm in a tenanted unit that is > 10 years old must be replaced. The testing Code AS 1851.6 (2012) states that any smoke alarm over 10 years old must be replaced (AS 1851 is not mandatory in NSW). Replace this smoke alarm with a battery type photoelectric smoke alarm with a 9v battery.	Critical	Quoted
7.02	SOU Smoke Alarm	It was noted that this smoke alarm is over 10 years old. (Smoke alarms have a 10-year working life as stated by their manufacturer). FRNSW and the manufacturer state that any smoke alarm over 10years old needs to be replaced. The new Tenancies Act which came into effect as of the 23/3/20 states that any smoke alarm in a tenanted unit that is > 10 years old must be replaced. The testing Code AS 1851.6 (2012) states that any smoke alarm over 10 years old must be replaced (AS 1851 is not mandatory in NSW). Replace this smoke alarm with a battery type photoelectric smoke alarm with a 9v battery.	Critical	Quoted

STATEMENT: I certify that the maintenance was carried out by an appropriately qualified person and in compliance with AS 1851-2012.

There is no evidence that either the building structure or essential fire safety measure has been altered since installation. Therefore, the original system installation and certificate of compliance would remain applicable for this item.

Name of Client:

Name of Service Person: Peter Ryce

License No:

Signature:

Signature:

