

Routine Activity Summary Report



RA Number 15014
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 (Conducted Yearly)
Scheduled Service Date 10/03/2021
Date Completed 10/03/2021
Logbook Ref. XX

Complete Fire Certification
Unit 58/6 Jubilee Ave

Warriewood NSW 2102
mobile: 0450 921 230

Exit & Emergency Lighting Single Point System (25 Assets)

Asset No: 1
Location: Exit Adj Roller Door
Property Level: Carpark
Equipment Type: Exit Light
Result: Passed

Asset No: 2
Location: Adj Garage 2 and 5
Property Level: Carpark
Equipment Type: Exit Light
Result: Passed

Asset No: 3
Location: Rear Exit from Carpark
Property Level: Carpark
Equipment Type: Exit Light
Result: Passed

Asset No: 4
Location: Ground Adj Entry
Property Level: Ground
Equipment Type: Exit Light
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5945)
Defect Description: Exit light failed the 90-minute discharge test. Replace this light fitting with a LED universal type exit light.

Asset No: 5
Location: Ground Adj Lift
Property Level: Ground
Equipment Type: Exit Light
Result: Passed

Asset No: 6
Location: Ground F/Stairs
Property Level: Ground

Equipment Type: Emergency Light

Result: Passed

Asset No: 7

Location: Above Final Exit Doors from Stairs

Property Level: Ground

Equipment Type: Exit Light

Result: Passed

Asset No: 8

Location: Ground Fire Stairs

Property Level: Ground

Equipment Type: Emergency Light

Result: Passed

Asset No: 9

Location: Level 1 F/S Top Stairs to Level 1

Property Level: Level 1

Equipment Type: Emergency Light

Result: Passed

Asset No: 10

Location: Level 1 Above Exit Door RHS of Lift

Property Level: Level 1

Equipment Type: Exit Light

Result: Passed

Asset No: 11

Location: Level 1 Above Exit Door RHS of Lift

Property Level: Level 1

Equipment Type: Exit Light

Result: Passed

Asset No: 12

Location: Level 1 F/S Bottom of Stairs to Level 2

Property Level: Level 1

Equipment Type: Emergency Light

Result: Passed

Asset No: 13

Location: Level 2 F/S Top of Stairs from L1

Property Level: Level 2

Equipment Type: Emergency Light

Result: Passed

Asset No: 14
Location: Above Exit Door RHS of Lift
Property Level: Level 2
Equipment Type: Exit Light
Result: Passed

Asset No: 15
Location: Above Exit Door LHS of Lift
Property Level: Level 2
Equipment Type: Exit Light
Result: Passed

Asset No: 16
Location: Bottom of Stairs to L3
Property Level: Level 2
Equipment Type: Emergency Light
Result: Passed

Asset No: 17
Location: Top of Stairs From Level 2
Property Level: Level 3
Equipment Type: Emergency Light
Result: Passed

Asset No: 18
Location: Adj Exit Door RHS of Lift
Property Level: Level 3
Equipment Type: Exit Light
Result: Passed

Asset No: 19
Location: Adj Exit Door LHS of Lift
Property Level: Level 3
Equipment Type: Exit Light
Result: Passed

Asset No: 20
Location: Bottom of Stairs to Level 4
Property Level: Level 3
Equipment Type: Emergency Light
Result: Passed

Asset No: 21
Location: Top of Stairs From Level 3
Property Level: Level 4
Equipment Type: Emergency Light
Result: Passed

Asset No: 22
Location: Adj Exit Door RHS of Lift
Property Level: Level 4
Equipment Type: Exit Light
Result: Passed


Asset No: 23
Location: Adj Exit Door LHS of Lift
Property Level: Level 4
Equipment Type: Exit Light
Result: Passed

Asset No: 24
Location: Bottom of Stairs to Roof
Property Level: Level 4
Equipment Type: Emergency Light
Result: Passed

Asset No: 25
Location: Top of Stairs from Level 4
Property Level: Level 5
Equipment Type: Emergency Light
Result: Passed

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 Technician Peter Ryce	License No.
Signature	Signature 	

Routine Activity Summary Report



RA Number 15015
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 Service Date 10/03/2021
Date Completed 10/03/2021
Logbook Ref. XX

Complete Fire Certification
Unit 58/6 Jubilee Ave

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Fire Doorsets - Hinged & Pivoted (21 Assets)

Asset No: C.01
Location: G lobby to F/S North
Property Level: Ground
Equipment Type: Fire Doorset Hinged & Pivoted
Result: Passed

Asset No: C.02
Location: G Lobby to F/S South
Property Level: Ground
Equipment Type: Fire Doorset Hinged & Pivoted
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)

Defect Description: It was noted that this door leaf is delaminating and will need to be replaced. We will allow to carry out the following works: Remove and dispose of existing door (non-asbestos core). Supply and install a new fire rated door with a Durocote veneer and an FRL of -/60/30. Door leaf is standard size and is 37mm thick. We will allow to re-use the existing door lockset, but we will allow to replace the existing door closer with a Dorma TS 68 closer. We will allow to prime and paint 2 x coats of paint to suit. To fit a compliance tag to the new door leaf.

Asset No: C.03
Location: Ground Fire Stairs
Property Level: Ground
Equipment Type: Fire Doorset Hinged & Pivoted
Result: Passed

Asset No: C.04
Location: L1 lobby to F/S North
Property Level: Level 1
Equipment Type: Fire Doorset Hinged & Pivoted
Result: Passed

Asset No: C.05
Location: L1 lobby to F/S South
Property Level: Level 1
Equipment Type: Fire Doorset Hinged & Pivoted
Result: Passed

Asset No:	C.06
Location:	L2 lobby to F/S North
Property Level:	Level 2
Equipment Type:	Fire Doorset Hinged & Pivoted
Result:	Passed

Asset No:	C.07
Location:	L3 lobby to F/S North
Property Level:	Level 3
Equipment Type:	Fire Doorset Hinged & Pivoted
Result:	Passed

Asset No:	C.08
Location:	L3 lobby to F/S South
Property Level:	Level 3
Equipment Type:	Fire Doorset Hinged & Pivoted
Result:	Passed

Asset No:	C.09
Location:	L4 lobby to F/S North
Property Level:	Level 4
Equipment Type:	Fire Doorset Hinged & Pivoted
Result:	Passed

Asset No:	C.10
Location:	L4 lobby to F/S South
Property Level:	Level 4
Equipment Type:	Fire Doorset Hinged & Pivoted
Result:	Passed

Asset No:	C.11
Location:	Roof to Fire stairs
Property Level:	Level 5
Equipment Type:	Fire Doorset Hinged & Pivoted
Result:	Failed
Defect Type:	Defect (Critical)
Status:	Quoted (5950)
Defect Description:	It was noted that this solid core door is corroded and is not closing properly. We will allow to carry out the following works: Remove and dispose of existing solid core door. Supply and install a new solid core door that is standard size and is 35mm thick. We will allow to re-use the existing door lockset, but we will allow to replace the existing door closer with a Dorma TS 68 closer. We will allow to prime and paint 2 x coats of paint to suit.

Asset No:	E.01
Location:	Ground electrical cupboard active leaf
Property Level:	Ground
Equipment Type:	Fire Door - Even Pair

Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Asset No: E.02
Location: Ground electrical cupboard inactive leaf
Property Level: Ground
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the snib lock on this door leaf is broken. We will allow to replace this broken snib lock.

Asset No: E.03
Location: L1 Electrical cupboard active leaf
Property Level: Level 1
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Asset No: E.04
Location: L1 Electrical cupboard inactive leaf
Property Level: Level 1
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Asset No: E.05
Location: L2 Electrical cupboard active leaf
Property Level: Level 2
Equipment Type: Fire Door - Even Pair

Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the lockset is missing from this door. We will allow to replace this missing lock with a fire rated night latch.

Asset No: E.06
Location: L2 Electrical cupboard inactive leaf
Property Level: Level 2
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Asset No: E.07
Location: L3 Electrical cupboard active leaf
Property Level: Level 3
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Asset No: E.08
Location: L3 Electrical cupboard inactive leaf
Property Level: Level 3
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.


Asset No: E.09
Location: L4 Electrical cupboard active leaf
Property Level: Level 4
Equipment Type: Fire Door - Even Pair

Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

Asset No: E.10
Location: L4 Electrical cupboard inactive leaf
Property Level: Level 4
Equipment Type: Fire Door - Even Pair
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5950)
Defect Description: It was noted that the closer for this door is missing. Replace this missing closer with a Dorma TS 68 fire rated door closer.

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 Technician	Peter Ryce	License No.
Signature	Signature		

Routine Activity Summary Report



RA Number 15016
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 Service Date 10/03/2021
Date Completed 10/03/2021
Logbook Ref. XX

Complete Fire Certification
Unit 58/6 Jubilee Ave

Warriewood NSW 2102
mobile: 0450 921 230

Fire Hydrant Systems (9 Assets)

Asset No: 1
Location: Ground Lobby
Property Level: Ground
Equipment Type: Hydrant Landing Valve
Result: Passed

Asset No: 2
Location: Level 1 Lobby
Property Level: Level 1
Equipment Type: Hydrant Landing Valve
Result: Passed

Asset No: 3
Location: Level 2 Lobby
Property Level: Level 2
Equipment Type: Hydrant Landing Valve
Result: Passed

Asset No: 4
Location: Level 3 Lobby
Property Level: Level 3
Equipment Type: Hydrant Landing Valve
Result: Passed

Asset No: 5
Location: Level 4 Lobby
Property Level: Level 4
Equipment Type: Hydrant Landing Valve
Result: Passed

Asset No: 6
Location: Roof Terrace
Property Level: Roof
Equipment Type: Hydrant Landing Valve

Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5946)
Defect Description: 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.


Asset No: 7
Location: Basement adj lift
Property Level: Basement
Equipment Type: Hydrant Landing Valve
Result: Failed
Defect Type: Defect (Critical)
Status: Quoted (5946)
Defect Description: 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.

Asset No: B1
Location: Booster connection LHS
Property Level: Ground
Equipment Type: Hydrant Booster Connection
Result: Passed

Asset No: B2
Location: Booster connection RHS
Property Level: Ground
Equipment Type: Hydrant Booster Connection
Result: Passed

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 Technician	Peter Ryce	License No.
Signature	Signature		

Routine Activity Summary Report



RA Number 15017
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 (Conducted Yearly)
Scheduled Service Date 10/03/2021
Date Completed 10/03/2021
Logbook Ref. XX

Complete Fire Certification
Unit 58/6 Jubilee Ave

Warriewood NSW 2102
mobile: 0450 921 230

Fire Extinguishers (7 Assets)

Asset No: 1
Location: Ground Lobby
Property Level: Ground
Equipment Type: 4.5KG AB(E) DCP Extinguisher
Result: Passed
Pressure Test Due: 01/03/2025

Asset No: 2
Location: Level 1 Lobby
Property Level: Level 1
Equipment Type: 4.5KG AB(E) DCP Extinguisher
Result: Passed
Pressure Test Due: 01/03/2025

Asset No: 3
Location: Level 2 Lobby
Property Level: Level 2
Equipment Type: 4.5KG AB(E) DCP Extinguisher
Result: Passed
Pressure Test Due: 01/03/2025

Asset No: 4
Location: Level 3 Lobby
Property Level: Level 3
Equipment Type: 4.5KG AB(E) DCP Extinguisher
Result: Passed
Pressure Test Due: 01/03/2025

Asset No: 5
Location: Level 4 Lobby
Property Level: Level 4
Equipment Type: 4.5KG AB(E) DCP Extinguisher
Result: Passed
Pressure Test Due: 01/03/2025

Asset No: 6
Location: Lift Motor Room
Property Level: Roof
Equipment Type: 3.5KG CO2 Extinguisher

Result: Failed
Defect Type: Defect (Non-Critical)
Status: Open
Defect Description: No access to this extinguisher at time of inspection.
Pressure Test Due: 01/04/2025

Asset No: 7
Location: Basement adj lift
Property Level: Basement
Equipment Type: 4.5KG AB(E) DCP Extinguisher
Result: Passed
Pressure Test Due: 01/03/2025

Fire Hose Reels (7 Assets)

Asset No: HR.01
Location: Ground Lobby
Property Level: Ground
Equipment Type: 36M Fire Hose Reel
Result: Passed

Asset No: HR.02
Location: Level 1 Lobby
Property Level: Level 1
Equipment Type: 36M Fire Hose Reel
Result: Passed

Asset No: HR.03
Location: Level 2 Lobby
Property Level: Level 2
Equipment Type: 36M Fire Hose Reel
Result: Passed

Asset No: HR.04
Location: Level 3 Lobby
Property Level: Level 3
Equipment Type: 36M Fire Hose Reel
Result: Passed

Asset No: HR.05
Location: Level 4 Lobby
Property Level: Level 4
Equipment Type: 36M Fire Hose Reel
Result: Passed


Asset No: HR.06
Location: Roof
Property Level: Roof
Equipment Type: 36M Fire Hose Reel
Result: Passed

Asset No: HR.07

Location: Basement adj lift
Property Level: Basement
Equipment Type: 36M Fire Hose Reel
Result: Failed (Resolved on site)
Defect Type: Defect (Non-Critical)
Status: Closed
Defect Description: Replaced nozzle and interlock during inspection

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 Technician	Craig Zaporain	License No.
Signature	Signature		

Routine Activity Summary Report



RA Number 15368
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 Six-Monthly)
Scheduled Service Date 01/03/2021
Date Completed 10/03/2021
Logbook Ref. XX

Complete Fire Certification
Unit 58/6 Jubilee Ave

Warriewood NSW 2102
mobile: 0450 921 230

Paths Of Travel (1 Asset)

Asset No: 1
Location: Common Area lobbies and Stairwells
Property Level: All Levels
Equipment Type: Paths Of Travel
Result: Failed
Defect Type: Defect (Critical)
Status: Open
Defect Description: It was noted that there are stored materials obstructing the paths of egress in the common area lobbies on levels 4, 3, 2 and Ground. This contravenes the Clause 186 of the Environmental Planning and Assessment Regulation 2000. We assume that these stored materials will be removed by the SC as housekeeping. Can we please be informed in writing with a photo to confirm that this defect has been rectified.

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 Technician Craig Zapirain	License No.
Signature	Signature	