From: s. 22 Irrelevant material
To: s. 22 Irrelevant material
Cc: Kambri Operations; FS - Commercial Services
Subject: FW: Work Order 1072019
Date: Friday, 1 August 2025 12:05:08 PM
Attachments: image001.jpg
image002.jpg
RE WO 1072019 .msg

Hi s. 22 Irrelevant m

Please see attached and below regarding the Azure Dragon leaking issue, WO 1072019.

Thank you and kind regards,
s. 22 Irrelevant mate

From: Fix My Campus <fixmycampus.fs@anu.edu.au>
Sent: Friday, 1 August 2025 9:45 AM
To: s. 22 Irrelevant material Kambri Operations <Kambri.Operations@anu.edu.au>; s. 22 Irrelevant material
s. 22 Irrelevant material
Subject: RE: Work Order 1072019

Hi s. 22 Irrelevant materia

s. 22 Irrelevant has left ANU. I have looped in s. 22 Irrelevant material to assist.

Warm Regards,

s. 22 Irrelevant material

Building Operations
Campus Environment
Fulton Muir Building #95
The Australian National University
Canberra ACT 2601
T: s. 22 Irrelevant material
E: fixmycampus.fs@anu.edu.au

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

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ANU_Email_signature_banner_2023_black

From: s. 22 Irrelevant material

Sent: Friday, 1 August 2025 9:42 AM

To: s. 22 Irrelevant material; Fix My Campus <fixmycampus.fs@anu.edu.au>; Kambri Operations <Kambri.Operations@anu.edu.au>

Subject: RE: Work Order 1072019

Hi s. 22 Irrelevant ma

A quick follow up on Azure Dragon leaking issue, do you happen to have any updates on this matter?

Regards,

s. 22 Irrele

From: s. 22 Irrelevant material

Sent: Tuesday, 27 May 2025 1:18 PM

To: Fix My Campus <fixmycampus.fs@anu.edu.au>; Kambri Operations <Kambri.Operations@anu.edu.au>

Cc: s. 22 Irrelevant material

Subject: RE: Work Order 1072019

Hi,

I have had a look at this but haven't been able to get back to it at this stage will try following up soon.

Kind Regards

s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

T 6125 1790
M s. 22 Irrelevant material

s. 22 Irrelevant material
facilities.anu.edu.au

From: Fix My Campus <fixmycampus.fs@anu.edu.au>
Sent: Friday, 23 May 2025 2:47 PM
To: Kambri Operations <Kambri.Operations@anu.edu.au>; s. 22 Irrelevant material
s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: RE: Work Order 1072019

Hi s. 22 Irrelevant ma

I have looped in the assigned supervisor to advise.

Hi s. 22 Irrelevant m

Please check WO1072019 and advise if you have received the quote. I have attached the email for the previous communications.

Warm Regards,

s. 22 Irrelevant material

Building Operations
Campus Environment
Fulton Muir Building #95
The Australian National University
Canberra ACT 2601
T: s. 22 Irrelevant material
E: fixmycampus.fs@anu.edu.au

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

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From: Kambri Operations <Kambri.Operations@anu.edu.au>
Sent: Friday, 23 May 2025 2:36 PM
To: Fix My Campus <fixmycampus.fs@anu.edu.au>
Cc: Kambri Operations <Kambri.Operations@anu.edu.au>; s. 22 Irrelevant material
s. 22 Irrelevant material
Subject: Work Order 1072019

Hi Team,

Thank you for taking the time to meet with us.

I am following up on the quote for repairing the leakage at Azure Dragon, Joplin Lane (Work Order 1072019).

We note that moving forward, all requests for quotes will be submitted via email with detailed scope information. However, all event cleaning requests will continue to be submitted through a service request with GLC.

Regards,
s. 22 Irrelevant material

Kambri Operations
Corporate Portfolio
Campus Environment
Kambri Cultural Centre Building, 153 Tangney Road
The Australian National University
Canberra ACT 2600

kambri.operations@anu.edu.au
kambri.com.au

CRICOS Provider 00120C | ABN: 52 234 063 906

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From:	Kambri Operations
To:	s. 22 Irrelevant materia
Cc:	Fix My Campus; FS - Commercial Services; s. 22 Irrelevant material Kambri Operations
Subject:	RE: WO 1072019
Date:	Wednesday, 7 May 2025 11:50:53 AM
Attachments:	image001.jpg Video.mov Drainage plan.pdf Azure Dragon Shopfront Continued Water Ingress Investigation Proposal.pdf Azure Dragon Shopfront Continued Water Ingress Investigation Proposal v3.pdf FW Azure Dragon Shopfront Continued Water Ingress Investigation.msg

---

Hi s. 22 Irrelevant m

Please see attached for more information.

Previously, it was identified that the absence of adequate drainage and downpipes caused water to pool on the upper passageway. In response, Lendlease installed a drainage system and downpipe, which improved the situation but did not completely resolve the issue.

Downer conducted a preliminary inspection of the drainage system installed by Lendlease and suggested that the downpipe may not be adequately sized to handle heavy rainfall. Additionally, they indicated that there might be other potential penetrations contributing to leaks inside the shop.

Further investigation may be necessary to fully address these concerns.

Thank you and kind regards,
s. 22 Irrelevant mate

From: Kambri Operations <Kambri.Operations@anu.edu.au>
Sent: Monday, 5 May 2025 2:35 PM
To: s. 22 Irrelevant material
Cc: Fix My Campus <fixmycampus.fs@anu.edu.au>; Kambri Operations <Kambri.Operations@anu.edu.au>
Subject: RE: WO 1072019

Hi s. 22 Irrelevant m

These leakages have been identified as building defects. Last year, Lendlease installed a drainage system with a downpipe, as shown in the attached photo. While this has helped reduce the severity of the leakages, it has not completely resolved the issue. We do not have any reports from Lendlease or the structural engineer on records.

Regards,
s. 22 Irrelevant m

From: s. 22 Irrelevant material
Sent: Monday, 5 May 2025 10:27 AM
To: Kambri Operations <Kambri.Operations@anu.edu.au>; Fix My Campus

<fixmycampus.fs@anu.edu.au>
Subject: RE: WO 1072019

Hi,

Can some more back ground information please be provided for this quote.

Please send through any reports provided by lend lease and or the structural engineer.

Kind Regards
s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

T 6125 1790
M s. 22 Irrelevant material
s. 22 Irrelevant material
facilities.anu.edu.au

From: Kambri Operations <Kambri.Operations@anu.edu.au>
Sent: Friday, 2 May 2025 2:16 PM
To: s. 22 Irrelevant material Fix My Campus <fixmycampus.fs@anu.edu.au>
Cc: Kambri Operations <Kambri.Operations@anu.edu.au>
Subject: WO 1072019

Hi s. 22 Irrelevant material

Following up on WO 1072019 - Quote for Azure Dragon leaking.

Regards,
s. 22 Irrelevant material

Facilities Officer

Kambri Operations
Corporate Portfolio
Campus Environment
Kambri Cultural Centre Building, 153 Tangney Road
The Australian National University
Canberra ACT 2600

kambri.operations@anu.edu.au
kambri.com.au

CRICOS Provider 00120C | ABN: 52 234 063 906

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OPEN
DRAGON
STORE HOURS
THANK YOU
T2
New Menu

Azure Dragon Shopfront Continued Water Ingress Investigation

Situation

Due to poor design and delivery of works, the Azure Dragon Shopfront is experiencing water ingress from above. Water can be seen dripping from the Alucabond beneath the Bridge during Rain Events.

Steps to Further Investigate the cause.

1. **Investigate if the copper pipe in the bridge is leaking. I suspect it is storm water maybe coming from Chifley Library Direction..**
    a. **Scope**
        i. **Search the Chifley Library & Mechanical Plant Room for the Pipe**
        ii. **Attempt to send water down the pipe to simulate a rain event.**
        iii. **If found to be leaking, we will need to redivert this pipe elsewhere.**

I am hopeful that this is the cause.



If further investigations are needed;

2. **Conduct Water/Dye Testing on the 'Paving to Bridge' Connection Area.**



3. **Remove Alucabond Sheets from the underside of the Bridge **Last Resort****



Azure Dragon Shopfront Continued Water Ingress Investigation v3

Situation

Due to poor design and delivery of works, the Azure Dragon Shopfront is experiencing water ingress from above. Water can be seen dripping from the Alucabond beneath the Bridge during Rain Events.

Steps to Further Investigate the cause.

~~1. Investigate if the copper pipe in the bridge is leaking. I suspect it is storm water maybe coming from Chifley Library Direction..~~

~~a. Scope~~

~~i. Search the Chifley Library & Mechanical Plant Room for the Pipe~~

~~ii. Attempt to send water down the pipe to simulate a rain event.~~

~~iii. If found to be leaking, we will need to redivert this pipe elsewhere.~~

~~I am hopeful that this is the cause.~~

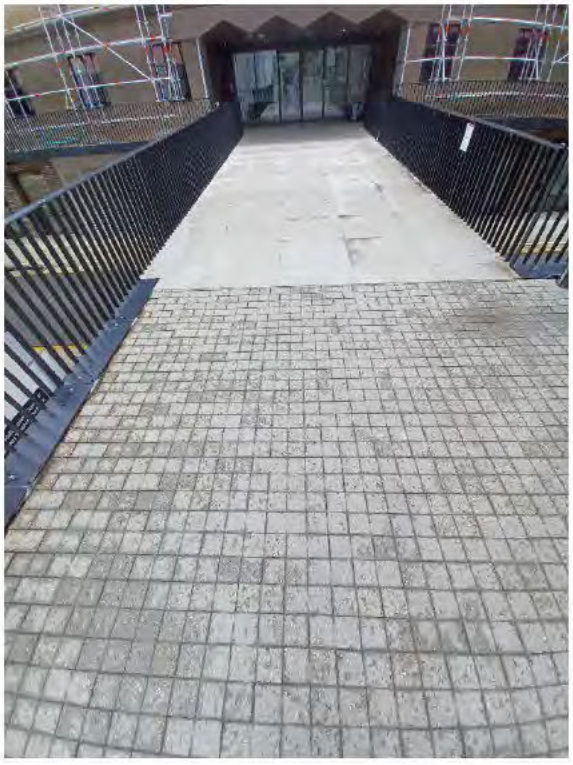


2. Conduct Water/Dye Testing on the 'Paving to Bridge' Connection Area.

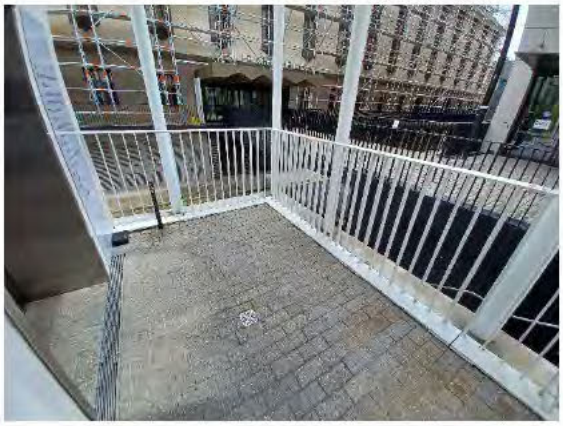


Scope/Approach

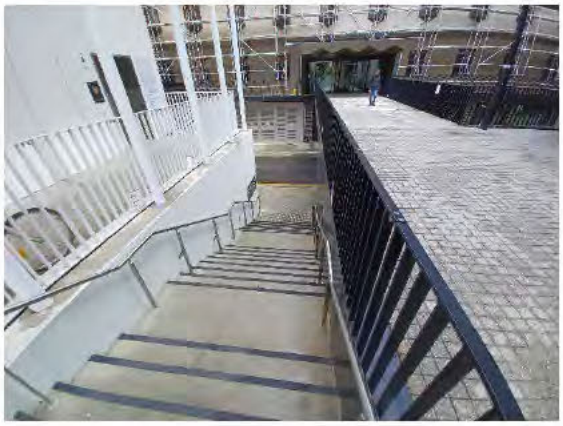
- Set Up a Rose Sprinkler on Low pressure to simulate a Rain event.
- Barricading placed around the area.



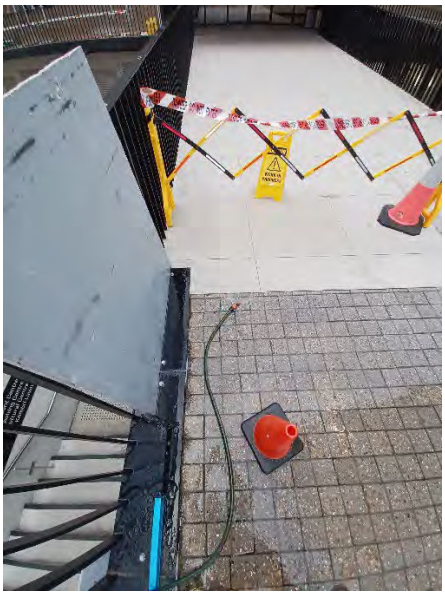
- Water can be easily sourced from the tap that is situated outside of the 154 lift.

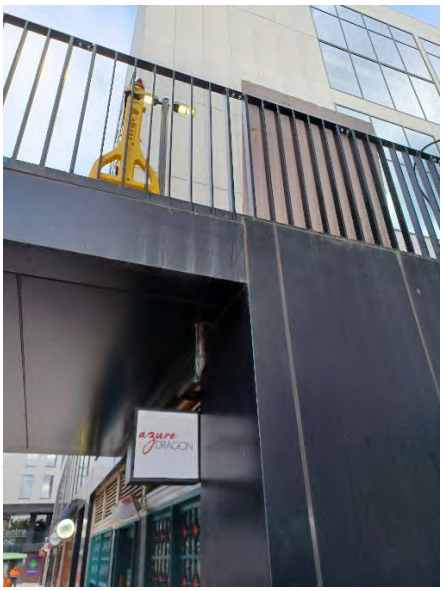


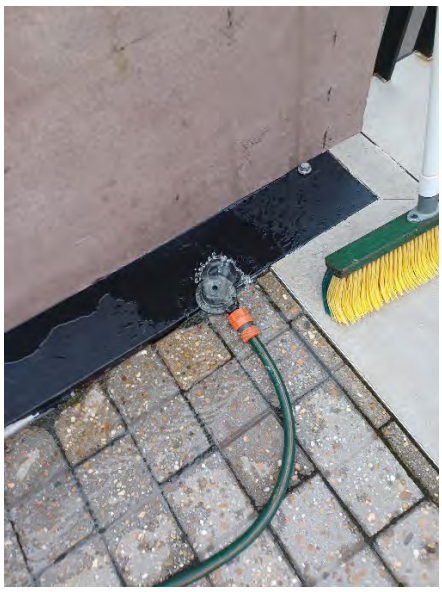
- Hose run across the handrail, high enough to not obstruct any pedestrian access.



Rain Simulation Findings





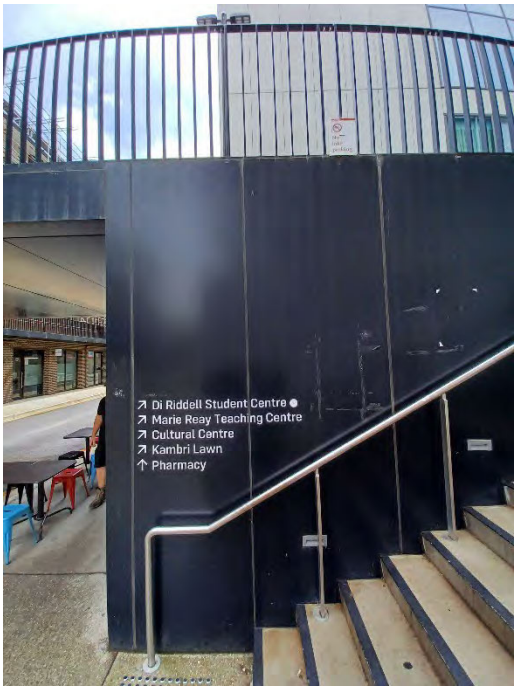




Water is flowing beneath the handrail base and penetrating the underside of the Alucabond void beneath the bridge.

Next Steps




Di Riddell Student Centre
Marie Reay Teaching Centre
Cultural Centre
Kambri Lawn
Pharmacy

From: s. 22 Irrelevant material
To: s. 22 Irrelevant material
Subject: FW: Azure Dragon Shopfront Continued Water Ingress Investigation
Date: Wednesday, 8 February 2023 8:53:09 AM
Attachments: image001.jpg
image004.jpg
image003.jpg
Azure Dragon Shopfront Continued Water Ingress Investigation Proposal.pdf
image002.jpg

Hi Kambri Facilities Officers,
Kindly see attached and below regarding the further water ingress rectification works planned for the Azure Dragon tenancy. At this stage – I will update the relevant stakeholders once the plans are fully fleshed out and finalised.
Thank You and Best Regards,

s. 22 Irrelevant material
Corporate Portfolio
Facilities and Services Division
Anthony Low Building, 124 Eggleston Road
The Australian National University
Canberra ACT 2600
+61 2 6125 1113
s. 22 Irrelevant material
s. 22 Irrelevant material
Kambri.com.au
CRICOS Provider 00120C | ABN: 52 234 063 906
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From: s. 22 Irrelevant material
Sent: Wednesday, 8 February 2023 8:51 AM
To: s. 22 Irrelevant material
Subject: FW: Azure Dragon Shopfront Continued Water Ingress Investigation
Hi s. 22 Irrelevant
Sharing the below and attached. We've undertaken works to fix Kambri's Azure Dragon tenancy water ingress after scoping the works with s. 22 Irrelev
It then started leaking from another source so I'm currently making plans to sort that out as a maintenance item via Downer. This approach follows the site walk with s. 22 Irrelevant material after that Defects Meeting in the SLG Meeting Room. Presently at the costs assessment stage. Will keep you updated on progress.

Thank You and Best Regards,

s. 22 Irrelevant material
Corporate Portfolio
Facilities and Services Division
Anthony Low Building, 124 Eggleston Road
The Australian National University
Canberra ACT 2600
+61 2 6125 1113
s. 22 Irrelevant material
Kambri.com.au

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From: s. 22 Irrelevant material

Sent: Wednesday, 8 February 2023 8:45 AM

To: s. 22 Irrelevant material

Cc: s. 22 Irrelevant material

Subject: FW: Azure Dragon Shopfront Continued Water Ingress Investigation

Hi s. 22 Irrelevant material

No issues with Downer proceeding with the initial works estimated for s. 47G business as a do-and-charge maintenance item after we have received and assessed a breakdown of the s. 47G business costs.

We will need to liaise with ANU Building Maintenance Manager s. 22 Irrelevant material and Chifley Library Building Custodian s. 22 Irrelevant material for works to the identified pipe. We will also need to liaise with Commercial Services to due to the potential interruptions to the commercial tenancy.
It is agreed at this point that we will re-visit the further maintenance works currently estimated for s. 47G business if the pipe is indeed identified to be the cause.
Are you available for a quick chat to work out the relevant liaisons and communications after the requested cost breakdown has been sent through for the s. 47G business estimate?
Thank You and Best Regards,

s. 22 Irrelevant material
Corporate Portfolio
Facilities and Services Division
Anthony Low Building, 124 Eggleston Road
The Australian National University
Canberra ACT 2600
+61 2 6125 1113
s. 22 Irrelevant material
Kambri.com.au

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From: s. 22 Irrelevant material

Sent: Wednesday, 8 February 2023 8:28 AM

To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: Re: Azure Dragon Shopfront Continued Water Ingress Investigation

Hi s. 22 Irrelev

Proposed works details for Stage 1 Investigation

Task 1: Locate the pipe in a location that is accessible in order to drill or cut an area in the pipe (which would be repairable) to insert a hose.

Step 1 - gain access to the Chifley Library Mechanical plant room on ground level.

Step 2 - look for the pipe, if found, assess how and if task 1 can be achieved. If the pipe is not found go to Step 3.

Step 3 - look for the pipe in level 1 of Chifley Library, if found assess how and if task 1 can be achieved. If the pipe is not found go to Step 4.

Step 4 - look in other locations for the pipe e.g. Rooftop. If not found, Task 1 cannot be achieved.

Works Cost Estimate 1 s. 47G business

If Task 1 is achievable in Steps 1 & 2, a hose will be inserted in the pipe. Once enough water has been sent down the pipe to satisfy an outcome i.e.. The pipe in the bridge is leaking or not the cause, the drilled/cut pipe will be repaired.

At this point (water test completed) of the investigation, we would reassess and prepare another Proposal to proceed (see possible outcomes below).

Works Cost Estimate 2 s. 47G business ma

If Task 1 is achievable in Steps 3 or 4, we will need to budget, plan & allow for possible invasive works (scope unknown until initial investigation is completed) to access the pipe.

Again, At this point of the investigation, we would reassess and prepare another Proposal to proceed with invasive works..

Possible Outcomes:

1. If the pipe is the cause of the Bridge/Azure Dragon Leak, an additional plan and proposal will follow. It may be that the pipe needs to be redirected in another direction i.e. not across the bridge.
2. If the pipe is not found to run water down, we may need to evaluate and assess if and how an Alucabond Panel can be removed from the bridge to obtain a better view of a possible cause or
3. Conduct a dye test above Azure Dragon.

Stage 1 Site Impact

Steps 1 & 2 are in the Mechanical Plant Room - no impact to Tenancy's. If water is sent down the pipe, a Spotter will be in place to report any leaks. Allow 2-3 days.

Steps 3 & 4 are an unknown at this stage. If intrusive works are needed to search for the pipe, a new plan and proposal would need to be arranged beforehand. Allow 5-7 days maybe.

Note: These are all assumptions and theories, we won't know for sure until we take a look around.

Also happy to discuss other ideas or approaches that may arise.

Should you have any questions or concerns, please don't hesitate to contact me.

Regards

s. 22 Irrelevant material
Technical Project Officer
Facilities and Asset Services
sig_Downer
M | s. 22 Irrelevant material
E |
DA Brown Building, 47 Daley Road
Acton Australian Capital Territory 2601
www.downergroup.com

sig_Downer

From: s. 22 Irrelevant material
Sent: Tuesday, 7 February 2023, 7:26 pm
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: Fwd: Azure Dragon Shopfront Continued Water Ingress Investigation

[External Email] This email was sent from outside the organisation – be cautious, particularly with links and attachments.

Hi s. 22 Irrelevant material
Thanks for your email to s. 22 Irrelevant material and myself. Kindly send through a works cost estimate for the proposed Stage 1. As usually requested from/of Downer - please also send through the proposed works details for Stage 1 including how much time is required for the works and expected site impact especially since this is right across the tenancy's main entrance.
Thank You and Best Regards,

s. 22 Irrelevant material
Facilities and Services Division
Anthony Low Building, 124 Eggleston Road
The Australian National University
Canberra ACT 2600
+61 2 6125 1113
s. 22 Irrelevant material

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From: s. 22 Irrelevant material
Sent: Tuesday, February 7, 2023 4:37:43 PM
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: Azure Dragon Shopfront Continued Water Ingress Investigation

Hello s. 22 Irrelevant material
I have together a brief proposal to further investigate the Azure Dragon Leak.
I am hopeful that step 1 (being relatively non-intrusive or disruptive) will identify the cause. If not we will move on.
Repairs/Rectification needs will be unknown until we find the cause with further proposals to follow.
Please let me know your thoughts.
Should you have any questions or concerns, please don't hesitate to contact me.

s. 22 Irrelevant material
Technical Project Officer
Facilities and Asset Services
sig_Downer
M s. 22 Irrelevant material
E |
DA Brown Building, 47 Daley Road
Acton Australian Capital Territory 2601
www.downergroup.com

sig_Downer

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****

s. 22 Irrelevant material

From: FS - Commercial Services
Sent: Monday, 15 September 2025 10:18 AM
To: Azure Dragon
Subject: RE: leak in Azure Dragon

Categories: s. 22 Irrelevant material

Good morning s. 22 Irrelevant m

Sorry for the delay in getting back to you. I have escalated internally as a high priority as soon as I received your email last week.

Downer will come over to inspect on Tuesday, September 16. Please rest assured that we are looking into it.

Kind regards,

s. 22 Irrelevant material
Commercial Services
s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

+61 2 6125 6931

s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

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From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Thursday, 11 September 2025 10:06 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject:

Please Note: This email did not come from ANU, Be careful of any request to buy gift cards or other items for senders outside of ANU. Learn why this is important.
https://www.scamwatch.gov.au/types-of-scams/email-scams#toc-warning-signs-it-might-be-a-scam

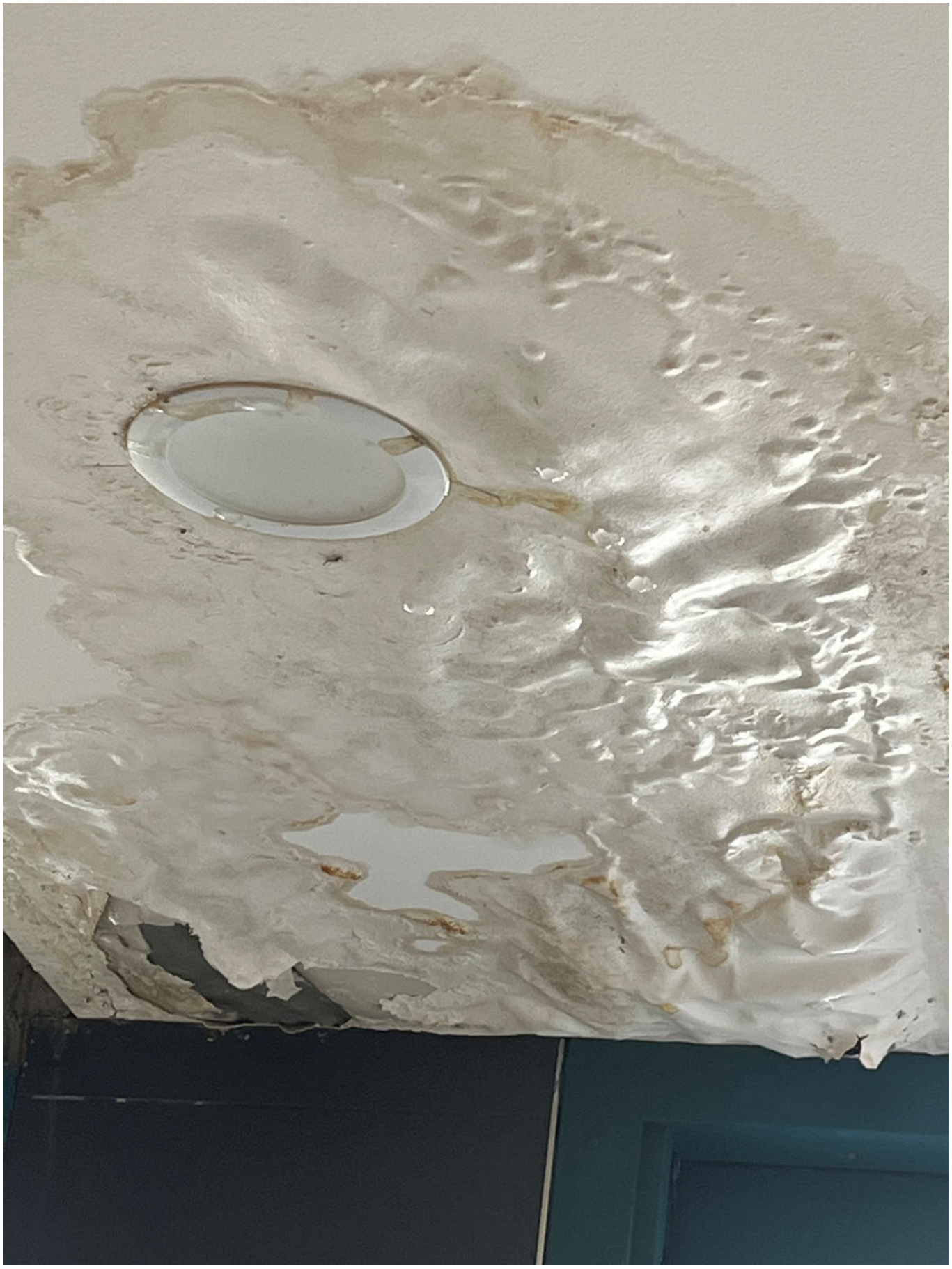
Dear Commercial Services Team,

Following the heavy rain yesterday, we have noticed significant new damage to the ceiling inside our premises. The affected area has deteriorated rapidly and is now much worse than before (please see attached photos).

Could you please arrange for someone to inspect the damage as soon as possible? In the meantime, could you also advise what we should do to temporarily patch or stabilise the area until repairs can be completed?

Thank you for your urgent attention to this matter.

Kind regards,
s. 22 Irrelevant ma
[redacted]
Azure Dragon ANU




WARNING
OPEN
STORE HOURS
THANK YOU

From: s. 22 Irrelevant material
To: s. 22 Irrelevant material
Cc: FS - Commercial Services
Subject: FW: Azure Dragon - Repair to damaged gyprock
Date: Friday, 12 December 2025 11:16:58 AM
Attachments: image001.png
image002.png
image003.png
KMW09 - Azure Dragon - Water Damage Repair.pdf

Hi s. 22 Irrelevant material

As I believe, we were going to do water testing in the tenancy to be able to fix it in the beginning of next year?
Could you please advise how do I need to progress with this matter? Do I need to log a new job for this?

Thank you,

s. 22 Irrelevant material

Campus Environment Division
Fulton Muir Building #95, Daley Rd.
The Australian National University
Acton, ACT 2601

M: s. 22 Irrelevant material
Email: s. 22 Irrelevant material

From: s. 22 Irrelevant material
Date: Wednesday, 1 October 2025 at 3:32 pm
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: FW: Azure Dragon - Repair to damaged gyprock

Hi s. 22 Irrelevant material

Just a reminder - could you please advise how I can progress on this one?

Thank you!

s. 22 Irrelevant material

Campus Environment Division
Fulton Muir Building #95, Daley Rd.
The Australian National University
Acton, ACT 2601

M: s. 22 Irrelevant material
Email: s. 22 Irrelevant material

From: s. 22 Irrelevant material
Date: Monday, 22 September 2025 at 4:28 pm
To: s. 22 Irrelevant material
Subject: Fw: Azure Dragon - Repair to damaged gyprock

Hi s. 22 Irrelevant materia

We have a leak in one of the commercial tenancies at Joplin Lane in Kambri and the quote from Downer (cosmetic repair) exceeds s. 47G (1)(a)
Could you please advise what is the best process to obtain extra quotes, do I go through FixMyCampus or directly to Affinity/Forge/etc.?

Thank you,

s. 22 Irrelevant material

Campus Environment Division
Fulton Muir Building #95, Daley Rd.
The Australian National University
Acton, ACT 2601

M: s. 22 Irrelevant material
Email: s. 22 Irrelevant material

From: s. 22 Irrelevant material
Sent: Monday, September 22, 2025 4:15 PM
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: Azure Dragon - Repair to damaged gyprock

Hi s. 22 Irrelevant m

As discussed, please see attached quote to repair the damaged gyprock in Azure Dragon.

Please note, this does not address the cause of the leak and is only a cosmetic repair to the gyprock ceiling.

Regards,

s. 22 Irrelevant material
Operations Manager (Acting)
"Proudly funding ANU student scholarships and awards"
Social Infrastructure & Citizen Services



M s. 22 Irrelevant material
E |
DA Brown Building, 47 Daley Road
Acton Australian Capital Territory 2601
www.downergroup.com



Downer
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Quote

Spotless Facility Services P/L

We'll take care of it

Date: 9/22/2025
Quote #: KMW - 09
Customer ID: ANU
Expiration Date: 10/22/2025

To: s. 22 Irrelevant material
ANU Campus & Environment
95 Daley Rd

Salesperson	Job	Payment Terms	Due Date
s. 22 Irrelevant material	KMW - 09	14 Days upon invoice	10/22/2025

Qty	Description	Unit Price	Line Total
	KMW09 - Azure Dragon - Water Damage Repair		
1.00	Azure Dragon, Kambri Building. B1/155 Joplin Ln, Acton ACT 2601 Water Damage repair. Supply and apply plastic protection over surfaces Remove and dispose damaged plasterboard and timber trims. Reinstate plasterboard Plaster and paint to match existing Repair and refinish timber trims Reinstate timber trims. Works to be completed outside of business hours. Note: This quotation does not include repair of the leak that caused the damage. The scope of works covers only the replacement and repair of water-damaged gyprock.	s. 47G business matters	
1.00	Project Management Fee		

Thank you for your business!

Spotless Facility Services, DA Brown Building, 47 Daley Rd, Acton, ACT 2601
Phone: (02) 9816 9265

s. 22 Irrelevant material

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Monday, 9 February 2026 9:04 AM
To: FS - Commercial Services
Subject: Urgent: Water Leakage Issue at Dragon

Hi Team,

When we arrived at work today, we noticed significant water leakage and active dripping at Dragon. The issue appears to be fairly widespread, and we are concerned it may have been caused by the heavy rain yesterday.

Could you please arrange for someone to inspect this as soon as possible? I've attached photos for your reference.

Thank you for your prompt assistance.

Kind regards,
s. 22 Irrelevant material

Azure Dragon ANU


CLOSED
THANK YOU


azure
Long Jiang
Pork Lamb
Rice
$16.80
STORE HOURS
THANK YOU


STORE HOURS
THANK YOU
CLOSED

s. 22 Irrelevant material

From: s. 22 Irrelevant material
Sent: Monday, 9 February 2026 10:41 AM
To: s. 22 Irrelevant material
Cc: FS - Commercial Services; s. 22 Irrelevant material
Subject: FW: Urgent: Water Leakage Issue at Dragon

Importance: High

Hi s. 22 Irrelevant material

Our tenant, Azure Dragon, had a significant water leakage in their shop after the rain.
Can I log a job to have this fixed long-term, as the issue has not been resolved over 5 years and now s. 47G business matters so we will have to pay for making the space work? Or is it a defect that we can repair under a different budget?

In any case, I would prefer to fix the root cause instead of just fixing the fitout.

To speed things up, happy to use CommServices GLC – we can reallocate the expense later, but we need to act.
Shall we log this via Maximo?

Thank you,

s. 22 Irrelevant material

Campus Environment Division
Fulton Muir Building #95, Daley Rd.
The Australian National University
Acton, ACT 2601

M: s. 22 Irrelevant material
Email: s. 22 Irrelevant material

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Monday, 9 February 2026 9:04 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Urgent: Water Leakage Issue at Dragon

Hi Team,

When we arrived at work today, we noticed significant water leakage and active dripping at Dragon. The issue appears to be fairly widespread, and we are concerned it may have been caused by the heavy rain yesterday.

Could you please arrange for someone to inspect this as soon as possible? I've attached photos for your reference.

Thank you for your prompt assistance.

Kind regards,
s. 22 Irrelevant material

Azure Dragon ANU


CLOSED


azure
DRAGON
STORE HOURS
THANK YOU


STORE HOURS
THANK YOU
CLOSED

s. 22 Irrelevant material

From: s. 22 Irrelevant material
Sent: Wednesday, 4 March 2026 11:25 AM
To: FS - Commercial Services
Subject: RE: Leaking in new area in Dragon

Hi s. 22 Irrelevant materia

Could you please log a job in the system?

Please list it is in the area above the stove, and highlight that it is a new leak.

Thank you

Kind regards
s. 22 Irrelevant m

From: FS - Commercial Services <commercial.services@anu.edu.au>
Sent: Wednesday, 4 March 2026 11:17 AM
To: s. 22 Irrelevant material
Subject: Fw: Leaking in new area in Dragon

Hi s. 22 Irrelevant m,

New update from Aure Dragon

Regards,
s. 22 Irrelevant mate

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Wednesday, March 04, 2026 8:21
To: FS - Commercial Services <commercial.services@anu.edu.au>
Cc: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Re: Leaking in new area in Dragon

Hi s. 22 Irrelevant m

Just to clarify, the leak that I emailed below was a new leak in a new area which hasn't happened before. Upon coming to work this morning, we found that the leak was quite substantial as you can see by the video attached. Please pass it on Thank you.



Regards
s. 22 Irrelevant mat
Azure Dragon ANU

On 3 Mar 2026, at 8:22 am, FS - Commercial Services <commercial.services@anu.edu.au> wrote:

Hi s. 22 Irrelevant mate

Thanks for the follow up, and we have not forgotten about the leaking issue in Azure Dragon.

Our maintenance team tried a couple of solutions recently, but clearly have not fixed the issue. I have been told they are progressing to the next option of waterproofing, and I have requested an update.

Kind regards

s. 22 Irrelevant m

s. 22 Irrelevant material

Campus Environment

Fulton Muir Building (#95) – Level 3

Daley Road

The Australian National University

Canberra ACT 2601

T: 02 6125 1817

M: s. 22 Irrelevant material

Email: s. 22 Irrelevant material

<image001.jpg>

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Monday, 2 March 2026 3:26 PM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Leaking in new area in Dragon

Hi team

Could you please help us investigate the area above the stove in Dragon that's leaking? I think it's due to excess rain and it's expected to continue tomorrow. Thanks.

Regards
s. 22 Irrelevant ma
Azure Dragon ANU

From: s. 22 Irrelevant matt
To: s. 22 Irrelevant matt
Cc: FS - Commercial Services
Subject: FW: Dragon is leaking again
Date: Friday, 27 March 2026 8:41:25 AM
Attachments: Video.mov

Hi s. 22 Irrelevant matt

Please refer to the attached video.

Thank you

Kind regards
s. 22 Irrelevant m

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Thursday, 26 March 2026 4:25 PM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Dragon is leaking again

Could you please log a job for us thank you!

Regards
s. 22 Irrelevant matte
Azure Dragon ANU

From: s. 22 Irrelevant material
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: RE: Azure Dragon leaks - any updates?
Date: Friday, 1 May 2026 7:30:42 AM
Attachments: image001.jpg

Good morning,

After thorough inspection of the area above Azure Dragon with s. 47G busi we decided that there was a good chance that this leak was coming from a failure in the wet seal within the podium area above. This was thought to be the likely cause of the leak due to the lamp post and the black railing fence where penetrations to the area during installation could be the cause of failure.

The pavers have since been removed, the black fence was removed, and the base of the light post was lifted and removed. This enabled all areas to be thoroughly cleaned prior to the application of a new sealant. Afterward the application of our new wet seal, all pavers were reinstalled along with all fixtures that were removed, such as the fence and the light post.

Rains after the repair have shown that the leak is still active however the ingress of water has been reduced by the recent repairs.

I have since attended site with s. 22 Irrelevant material from s. 47G busine during one of rain events and looked into the leak further. During this further investigation, we found some spots on the façade at the front of the building that could potentially be allowing water to enter the ceiling space and tracking down the conduits/ cables for the lamp post above.

Moving forward, s. 47G busi have been issued a work request and will reseal the areas of concern on the façade at the front of the building. Once this work is completed, we can continue investigation works to determine if this work has resolved our issue. If the leak is resolved, the water damage to ceiling and wall will be able to be repaired.

Kind Regards,

s. 22 Irrelevant material

Campus Environment
Fulton Muir Building 95
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material



TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider 00120C | ABN: 52 234 063 906

From: s. 22 Irrelevant material
Sent: Wednesday, 29 April 2026 3:12 PM
To: s. 22 Irrelevant material
s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: RE: Azure Dragon leaks - any updates?

Hi Team
Can you provide [redacted] and update on where the leak is up to at Azure Dragon.

Kind Regards
s. 22 Irrelevant material
Maintenance
Campus Environment
Fulton Muir Building (#95) – Level 1 & 3
The Australian National University
Canberra ACT 2600

T +61 2 6125 1793
M s. 22 Irrelevant material
s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider Code: 00120C

From: s. 22 Irrelevant material
Sent: Friday, 24 April 2026 9:17 AM
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: Azure Dragon leaks - any updates?

Dear [redacted]

I remember we have logged a new job recently re Azure Dragon leaks in Joplin Lane; as I believe we tried to remediate it but did not succeed. What would be

our next steps and how can we support this initiative?

Thank you,

s. 22 Irrelevant material

Campus Environment Division
Fulton Muir Building #95, Daley Rd.
The Australian National University
Acton, ACT 2601

M: s. 22 Irrelevant material
Email: s. 22 Irrelevant material

From:	Azure Dragon
To:	FS - Commercial Services
Subject:	Fwd: Evidence of Engagement with Building Owner – Water Ingress Issue
Date:	Thursday, 28 May 2026 6:44:27 AM
Attachments:	Gmail - Dragon is leaking again 26 March 2026.pdf Gmail - Urgent Maintenance Request – Dripping and Wall Repair 26 May 2026.pdf Gmail - Leaking ceiling 30 Jan 2023.pdf Gmail - Re_ Lease offer - Azure Dragon 26 July 2024.pdf Gmail - RE_ leak in Azure Dragon Sep 2025.pdf Gmail - Urgent_ Water Leakage Issue at Dragon 9 Feb 2026.pdf

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Please Note: This email *did not* come from ANU, Be careful of any request to buy gift cards or other items for senders outside of ANU. Learn why this is important. https://www.scamwatch.gov.au/types-of-scams/email-scams#toc-warning-signs-it-might-be-a-scam

Hi s. 22 Irrelevant material, please see attached

Regards
s. 22 Irrelevant material
Azure Dragon ANU

Begin forwarded message:

From: Azure Dragon <azuredragoncanberra@gmail.com>
Date: 26 May 2026 at 4:24:42 pm AEST
To: s. 22 Irrelevant material
Subject: Evidence of Engagement with Building Owner – Water Ingress Issue

Dear s. 22 Irrelevant material

Further to your request regarding evidence of engagement with the building owner, please find attached examples of previous correspondence relating to the ongoing water ingress and structural issues affecting the premises.

This has been an ongoing issue which we have been attempting to work through with the building owner/management over a period of time. Due to the volume of previous correspondence, we have attached representative examples at this stage.

The issue primarily occurs during periods of rainfall, where water ingress appears to occur through external building or structural areas outside of the tenancy's direct control. As a result, the issue can be difficult to fully assess or demonstrate outside wet weather conditions.

We are continuing to liaise with the building owner regarding further assessment and rectification works and will continue taking all reasonable interim measures within our control to maintain cleanliness, food safety and monitoring of the affected areas.

Please let us know if any further information or documentation is required.

Kind regards,

s. 22 Irrelevant material
Azure Dragon
ATCBR Catering Pty Ltd

Gmail **Azure Dragon <azuredragoncanberra@gmail.com>**

Dragon is leaking again

1 message

Azure Dragon <azuredragoncanberra@gmail.com> Thu, Mar 26, 2026 at 4:25 PM
To: FS - Commercial Services <commercial.services@anu.edu.au>

Could you please log a job for us thank you!

Regards
[redacted]
Azure Dragon ANU

Video.mov
750K

Gmail **Azure Dragon <azuredragoncanberra@gmail.com>**

Urgent Maintenance Request – Dripping and Wall Repair

2 messages

Azure Dragon <azuredragoncanberra@gmail.com> Tue, May 26, 2026 at 11:42 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>

Dear Commercial Services,

We urgently require repairs to the dripping issue and damaged wall area at our premises.

ACT Health recently conducted an inspection and advised that these repairs must be completed in order for us to remain compliant with health requirements.

Could you please log a maintenance job and have this looked at as a matter of urgency?

Thank you for your assistance.

Kind regards,
s. 22 Irrelevant mate

Regards
s. 22 Irrelevant mate
Azure Dragon ANU

FS - Commercial Services <commercial.services@anu.edu.au> Tue, May 26, 2026 at 2:19 PM
To: Azure Dragon <azuredragoncanberra@gmail.com>

Hi s. 22 Irrelevant mate

Thank you for letting us know!

I have submitted the issue, and the work order number is 1150011878. I also mentioned that this is urgent.

If you have any other concerns, please feel free to tell us.

Kind regards,
s. 22 Irrelevant materia

s. 22 Irrelevant material
Commercial Services
s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

The Australian National University acknowledges, celebrates and pays our respects to the Ngunnawal and Ngambri people of the Canberra region and to all First Nations Australians on whose traditional lands we meet and work, and whose cultures are among the oldest continuing cultures in human history.



From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Tuesday, 26 May 2026 11:42 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Urgent Maintenance Request – Dripping and Wall Repair

Please Note: This email did not come from ANU, Be careful of any request to buy gift cards or other items for senders outside of ANU. Learn why this is important.
https://www.scamwatch.gov.au/types-of-scams/email-scams#toc-warning-signs-it-might-be-a-scam
[Quoted text hidden]

Gmail **Azure Dragon <azuredragoncanberra@gmail.com>**

Leaking ceiling

2 messages

Azure Dragon <azuredragoncanberra@gmail.com> Mon, Jan 30, 2023 at 12:37 PM
To: commercial.services@anu.edu.au

Hi

Due to the rain our ceiling is leaking from the same spot as before . We have placed a bin below to collect the water now.

Regards
s. 22 Irrelevant
Azure Dragon ANU



image0.jpeg
1030K

FS - Commercial Services <commercial.services@anu.edu.au>
To: Azure Dragon <azuredragoncanberra@gmail.com>

Hi s. 22 Irrelev

I have logged an urgent job with the Kambri Service Team. They will attend ASAP.

Best Regards,

s. 22 Irrelevant material

Facilities and Services Division
Anthony Low Building #124
The Australian National University
Canberra ACT 2601

s. 22 Irrelevant material

"Enabling academic excellence through integrated and innovative facilities and project delivery"



*QS World University Rankings 2018/2019 International Association of Research Universities (IARU) CRICOS# 00120C

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Monday, 30 January 2023 12:32 PM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Leaking ceiling

Hi

Due to the rain our ceiling is leaking from the same spot as before



Regards

s. 22 Irrelevant

Azure Dragon ANU

Gmail

Azure Dragon <azuredragoncanberra@gmail.com>

Re: Lease offer - Azure Dragon

3 messages

Azure Dragon <azuredragoncanberra@gmail.com> Fri, Jul 26, 2024 at 10:00 PM
To: s. 22 Irrelevant material
s. 22 Irrelevant material
s. 22 Irrelevant material

Hi s. 22 Irrelevant

s. 22 Irrelevant material

10. **Unresolved Leakage Issues**: For the past five years, ever since the shop was built, we have had continuous leakage issues. These include dripping from the outside and from the ceiling inside the shop. Despite our complaints, these problems have not been 100% resolved, causing significant physical damage and affecting the overall ambiance of the shop. We understand ANU will help with the repairs but we had already absorbed some of the costs of fixing the damages such as tiling the front of the shop and operating while it's not visually pleasing for potential customers.

s. 22 Irrelevant material

Kind regards,

s. 22 Irrelevant material

s. 22 Irrelevant material

Gmail

Azure Dragon <azuredragoncanberra@gmail.com>

RE: leak in Azure Dragon

1 message

FS - Commercial Services <commercial.services@anu.edu.au>
To: Azure Dragon <azuredragoncanberra@gmail.com>

Good morning s. 22 Irrelevant

Sorry for the delay in getting back to you. I have escalated internally as a high priority as soon as I received your email last week.

Downer will come over to inspect on Tuesday, September 16. Please rest assured that we are looking into it.

Kind regards,

s. 22 Irrelevant material

Administration Officer

Campus Environment

Fulton Muir Building #95

95 Daley Road

The Australian National University

Canberra ACT 2600

+61 2 6125 6931

s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

The Australian National University acknowledges, celebrates and pays our respects to the Ngunnawal and Ngambri people of the Canberra region and to all First Nations Australian



From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Thursday, 11 September 2025 10:06 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject:

Please Note: This email did not come from ANU, Be careful of any request to buy gift cards or other items for senders outside of ANU. Learn why this is important. https://www.scamwatch.gov.au/types-of-scams/email-scams#toc-warning-signs-it-might-be-a-scam

Dear Commercial Services Team,

Following the heavy rain yesterday, we have noticed significant new damage to the ceiling inside our premises. The affected area has deteriorated rapidly and is no

Could you please arrange for someone to inspect the damage as soon as possible? In the meantime, could you also advise what we should do to temporarily patch

Thank you for your urgent attention to this matter.

Kind regards,

s. 22 Irrelevant

Azure Dragon ANU










WE ARE
OPEN



Gmail

Azure Dragon <azuredragoncanberra@gmail.com>

Urgent: Water Leakage Issue at Dragon

2 messages

Azure Dragon <azuredragoncanberra@gmail.com> Mon, Feb 9, 2026 at 9:03 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>

Hi Team,

When we arrived at work today, we noticed significant water leakage and active dripping at Dragon. The issue appears to be fairly widespread, and we are concerned it may have been caused by the heavy rain yesterday.

Could you please arrange for someone to inspect this as soon as possible? I've attached photos for your reference.

Thank you for your prompt assistance.

Kind regards,
s. 22 Irrelevant material

Azure Dragon ANU

3 attachments



image0.jpeg
1681K



image1.jpeg
2491K



image2.jpeg
2176K

FS - Commercial Services <commercial.services@anu.edu.au>
To: Azure Dragon <azuredragoncanberra@gmail.com>

Good morning s. 22 Irrelevan

Thank you for sending this information through.

I've escalated this matter to s. 22 Irrele – one of us will be in touch shortly.

Kind regards,

s. 22 Irrelevant material

Commercial Services
Campus Environment
Fulton Muir Building, 95 Daley Road
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material
Zoom Personal Meeting ID: 930 436 0552

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider Code: 00120C

The Australian National University acknowledges, celebrates and pays our respects to the Ngunnawal and Ngambri people of the Canberra region and to all First Nations Australians on whose trad

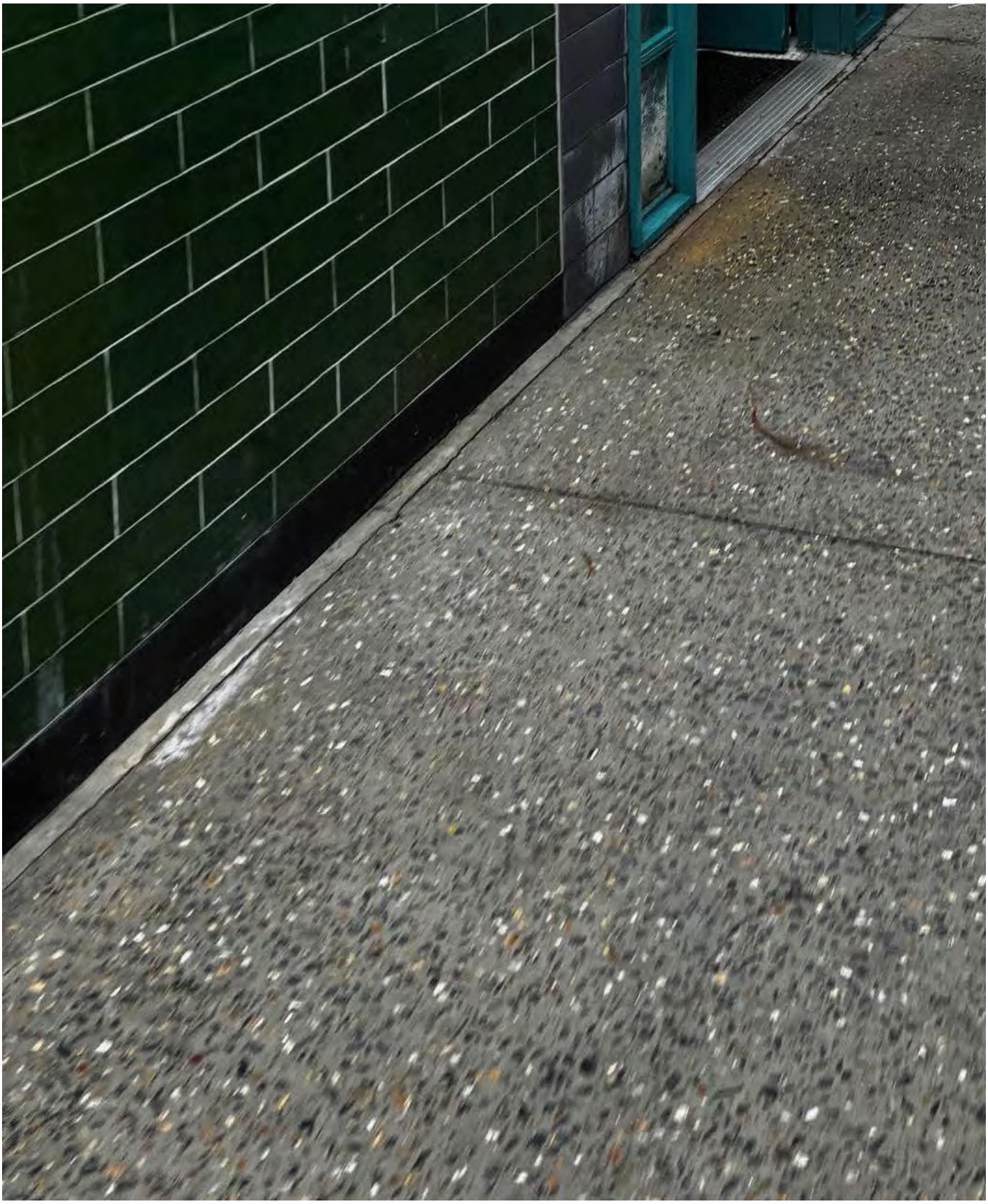


[Quoted text hidden]




ANU GRE
STORE HOURS
THANK YOU


Long Jiang
Pork Knuckle
Rice
$16.80
STORE HOURS
THANK YOU




126
ORE HOURS
HANK YOU



From: Fix My Campus
To: FS - Commercial Services
Cc: s. 22 Irrelevant material
Subject: FW: 1150011878
Date: Friday, 29 May 2026 9:13:08 AM
Attachments: image002.jpg
image003.png

Hi s. 22 Irrelevant material

Thank you for your email.

Please find the reply from the plumbing team, regarding Azure Dragon leak.

Regards,
s. 22 Irrelevant material

Building Operations
Campus Environment
Facilities and Services Division
95, Fulton Muir Building. Acton.
The Australian National University
Canberra ACT 2601

T: s. 22 Irrelevant material
E: fixmycampus.fs@anu.edu.au

From: FS - Plumbing Services <plumbingservices.fs@anu.edu.au>
Sent: Friday, 29 May 2026 7:47 AM
To: Fix My Campus <fixmycampus.fs@anu.edu.au>; s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: RE: 1150011878

Good morning,

We are currently in the process of engaging an engineer to provide an assessment of this. The plumbing team has tried numerous solutions however this is a significant issue and as such there is no quick fix.

Until we can reach a resolution for this, we can get a contractor to attend and cut out the damaged areas of the ceiling. This would leave the ceiling exposed however would make the area much more presentable and minimise further damage. We can't repair the ceiling until the leak is rectified as the repaired ceiling would continue to get water damage each time it rains.

Kind Regards,

s. 22 Irrelevant material

Campus Environment
Fulton Muir Building 95
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material



TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider 00120C | ABN: 52 234 063 906

From: Fix My Campus <fixmycampus.fs@anu.edu.au>
Sent: Thursday, 28 May 2026 3:53 PM
To: s. 22 Irrelevant material
Cc: FS - Plumbing Services <plumbingservices.fs@anu.edu.au>
Subject: RE: 1150011878

Hi s. 22 Irrelevant materia

Thank you for your email.

I am looping in plumbing team.

Hi s. 22 Irrelevant m

Please see the communication regarding the work order 1150011878.

Could you please mark this as urgent? The tenant needs to inform ACT Health as soon as possible. I would really appreciate it if you could help expedite the process

Regards,

s. 22 Irrelevant material

Building Operations
Campus Environment
Facilities and Services Division

95, Fulton Muir Building. Acton.
The Australian National University
Canberra ACT 2601

T: s. 22 Irrelevant material
E: fixmycampus.fs@anu.edu.au

From: s. 22 Irrelevant material
Sent: Thursday, 28 May 2026 3:50 PM
To: Fix My Campus <fixmycampus.fs@anu.edu.au>
Subject: Re: 1150011878

Hi s. 22 Irrelevan

Thank you for your reply.

Could you please mark this as urgent? The tenant needs to inform ACT Health as soon as possible. I would really appreciate it if you could help expedite the process.

Kind regards,

s. 22 Irrelevant mate

s. 22 Irrelevant material
Commercial Services
s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

The Australian National University acknowledges, celebrates and pays our respects to the Ngunnawal and Ngambri people of the Canberra region and to all First Nations Australians on whose traditional lands we meet and work, and whose cultures are among the oldest continuing cultures in human history.

ANU_Email_signature_banner_2023_black

From: Fix My Campus <fixmycampus.fs@anu.edu.au>
Sent: Thursday, 28 May 2026 12:07
To: s. 22 Irrelevant material
Cc: s. 22 Irrelevant material
Subject: RE: 1150011878

Thanks s. 22 Irrelevant material

The work order has been sent to Plumbing team.

Regards,
s. 22 Irrelevant material

Building Operations
Campus Environment
Facilities and Services Division
95, Fulton Muir Building. Acton.
The Australian National University
Canberra ACT 2601

T: s. 22 Irrelevant material
E: fixmycampus.fs@anu.edu.au

From: s. 22 Irrelevant material
Sent: Thursday, 28 May 2026 11:21 AM
To: Fix My Campus <fixmycampus.fs@anu.edu.au>
Cc: s. 22 Irrelevant material
Subject: Re: 1150011878

Morning s. 22 Irrelevant material

We had an inspection for Azure Dragon yesterday. Please see the attached picture.

It appears to be the same ceiling leak issue as before, and the work order number is 1150001126, for your reference

Kind regards,
s. 22 Irrelevant material

s. 22 Irrelevant material
Commercial Services
s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95

95 Daley Road
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

The Australian National University acknowledges, celebrates and pays our respects to the Ngunnawal and Ngambri people of the Canberra region and to all First Nations Australians on whose traditional lands we meet and work, and whose cultures are among the oldest continuing cultures in human history.

ANU_Email_signature_banner_2023_black



From: s. 22 Irrelevant material
Sent: Wednesday, 27 May 2026 9:23
To: Fix My Campus <fixmycampus.fs@anu.edu.au>
Subject: Re: 1150011878

Good morning, s. 22 Irrelevan

Thank you for your asking! We will have an inspection with this tenant this morning. I will ask them to provide more photos.

Kind regards,

s. 22 Irrelevant mate

s. 22 Irrelevant material
Commercial Services
s. 22 Irrelevant material

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

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Nations Australians on whose traditional lands we meet and work, and whose cultures are among the oldest continuing cultures in human history.

ANU_Email_signature_banner_2023_black

From: Fix My Campus <fixmycampus.fs@anu.edu.au>
Sent: Tuesday, 26 May 2026 16:06
To: s. 22 Irrelevant material
Subject: 1150011878

Hi [redacted]

Thank you for raising the request for building 155.

I am writing in regard to some more information on the issue. For ex, is it leaking from HVAC, pipe, plumbing etc.

If you can please provide some photos that will be great.

Regards,

s. 22 Irrelevant material

Building Operations
Campus Environment
Facilities and Services Division
95, Fulton Muir Building. Acton.
The Australian National University
Canberra ACT 2601

T: s. 22 Irrelevant material
E: fixmycampus.fs@anu.edu.au

From: Azure Dragon
To: FS - Commercial Services
Cc: s. 22 Irrelevant mate
Subject: Re: Urgent Maintenance Request – Dripping and Wall Repair
Date: Friday, 29 May 2026 9:48:16 AM

Please Note: This email *did not* come from ANU, Be careful of any request to buy gift cards or other items for senders outside of ANU. Learn why this is important. https://www.scamwatch.gov.au/types-of-scams/email-scams#toc-warning-signs-it-might-be-a-scam

Hi s. 22 Irrelevant mate

For information this is the exact wording given by the ACT Health Health Inspector on the prohibition order:

2. Investigate and resolve the cause of water damage to the walls and ceiling. Repair the damaged portion of the walls and ceiling so that it is sealed, smooth and can be easily and effectively cleaned.

Regards
s. 22 Irrelevant mate
Azure Dragon ANU

On 29 May 2026, at 9:24 am, FS - Commercial Services <commercial.services@anu.edu.au> wrote:

Morning s. 22 Irrelevant mate

I hope you are doing well.

We are currently arranging for an engineer to assess the issue further. The plumbing team has already attempted several solutions; however, this appears to be a more complex issue and unfortunately may take some time to fully resolve.

In the meantime, we can arrange for a contractor to attend site and remove the damaged sections of the ceiling. While this would leave part of the ceiling exposed temporarily, it would improve the presentation of the area and help minimise any further damage.

At this stage, permanent ceiling repairs cannot be completed until the leak itself has been fully resolved, as any repaired areas may continue to be affected during periods of rain.

We understand this situation is frustrating and appreciate your patience. We will continue to keep you updated on any progress.

Kind regards,

s. 22 Irrelevant material

Administration Officer

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

s. 22 Irrelevant material

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

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<image.png>

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Thursday, 28 May 2026 2:57 PM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Re: Urgent Maintenance Request – Dripping and Wall Repair

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Hi team

Could I please get an update as soon as possible as I need to inform ACT Health. thank you.

Regards
s. 22 Irrelevant mate
Azure Dragon ANU

On 28 May 2026, at 6:40 am, Azure Dragon <azuredragoncanberra@gmail.com> wrote:

Hi

I spoke to your team yesterday and they took photos and videos during the water damage inspection. This isn't the first time. Please refer back to previous emails. The same leak persists and needs rectification to pass the ACT Health inspection. The walls must be sealed immediately. Please action as soon as possible as more rain is expected today. Thanks.

Regards
s. 22 Irrelevant mate
Azure Dragon ANU

On 27 May 2026, at 9:26 am, FS - Commercial Services <commercial.services@anu.edu.au> wrote:

Good morning [redacted]

I am following up on this. Could you descripbe some more information on the issue. For ex, is it leaking from HVAC, pipe, plumbing etc.

If you can please provide some photos that will be great.

Kind regards,

[redacted]

[redacted]
Commercial Services
[redacted]

Campus Environment
Fulton Muir Building #95
95 Daley Road
The Australian National University
Canberra ACT 2600

[redacted]

TEQSA Provider ID: PRV12002 (Australian University) | CRICOS Provider: #00120C

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<image.png>

From: Azure Dragon <azuredragoncanberra@gmail.com>
Sent: Tuesday, 26 May 2026 11:42 AM
To: FS - Commercial Services <commercial.services@anu.edu.au>
Subject: Urgent Maintenance Request – Dripping and Wall Repair

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Dear Commercial Services,

We urgently require repairs to the dripping issue and damaged wall area at our premises.

ACT Health recently conducted an inspection and advised that these repairs must be completed in order for us to remain compliant with health requirements.

Could you please log a maintenance job and have this looked at as a matter of urgency?

Thank you for your assistance.

Kind regards,

s. 22 Irrelevant ma

Regards

s. 22 Irrelevant ma

Azure Dragon ANU