

## SERVICE REPORT

Australian Unity - Victoria Grange Residential Village (RC)

COMM CENTRE, BLOCK A,B,C  
502-514 Burwood Highway  
Vermont South  
Victoria 3133

Report Number R-00830

Reference VICGR-RC2401143

Service Date: 16th September 2024

### Scope of Works

Fire Detection Systems - FIP: Monthly (4)

|   |                      |                                                                                     |
|---|----------------------|-------------------------------------------------------------------------------------|
| 0 | Critical Defects     | A defect that renders a system inoperative.                                         |
| 8 | Non-critical Defects | A system impairment not likely to critically affect the operation of the system.    |
| 4 | Non-conformances     | Missing information or incorrect feature that does not affect the system operation. |
| 0 | Recommendations      | A modification suggested to improve the system performance.                         |
| 0 | Informational Notes  | Detailed advice or general comment.                                                 |
| 0 | Passed Assets        |                                                                                     |

### Servicing Summary

| Service                               | Asset                                | Quantity |
|---------------------------------------|--------------------------------------|----------|
| Fire Detection Systems - FIP: Monthly | 06 - Fire Detection Systems - Panels | 4        |

# Maintenance

## Fire Detection Systems - FIP: Monthly

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

| Asset                                | Status                    |
|--------------------------------------|---------------------------|
| 004 - Fire Detection Panel 0 - Other | Entry residential block C |
|                                      | FAIL                      |



### Non-critical defect

ID: 969 [↗](#)

Added: 4th Jun 2024 4:33PM

Last Verified: 4th Jun 2024 4:36PM

#### Description:

Battery past service life

#### Resolution:

Supply and install new batteries



Click photos to enlarge

### Non-critical defect

ID: 259 [↗](#)

Added: 6th Mar 2024 7:40PM

Last Verified: 6th Mar 2024 7:42PM

#### Description:

Batteries not a nominal capacity

#### Resolution:

Supply and install new batteries

#### Location:

FIP



Click photos to enlarge

| Asset                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           | Status          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------|
| <div><div><div>Non-critical defect</div><div>ID: 258 <a href="#">↗</a></div></div><div><div>Description:</div><div>MCP doesn't press in correctly</div><div>Resolution:</div><div>Supply and install new MCP</div><div>Location:</div><div>MCP adj entry</div><div><div>Click photos to enlarge</div></div></div></div> <div><div>Added: 6th Mar 2024 7:41PM</div><div>Last Verified: 6th Mar 2024 7:42PM</div></div> |                           |                 |
| 003 - Fire Detection Panel 0 - Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Entry residential block B | <div>FAIL</div> |
|                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                 |
| <div><div><div>Non-critical defect</div><div>ID: 967 <a href="#">↗</a></div></div><div><div>Description:</div><div>No MCP tool on site</div><div>Resolution:</div><div>Supply and install new MCP</div></div></div> <div><div>Added: 4th Jun 2024 4:06PM</div><div>Last Verified: 19th Aug 2024 4:25PM</div></div>                                                                                                                                                                                     |                           |                 |
| <div><div><div>Non-critical defect</div><div>ID: 257 <a href="#">↗</a></div></div><div><div>Description:</div><div>Batteries are out of date</div><div>Resolution:</div><div>Supply and install new batteries</div><div>Location:</div><div>FIP</div><div><div>Click photos to enlarge</div></div></div></div> <div><div>Added: 6th Mar 2024 7:39PM</div><div>Last Verified: 6th Mar 2024 7:39PM</div></div>        |                           |                 |
| 002 - Fire Detection Panel 0 - Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Entry residential block A | <div>FAIL</div> |
|                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |                 |

| Asset                                                                                                                                                                                                                                                         |  | Status                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------|
| <b>Non-critical defect</b><br>ID: 253 <a href="#">↗</a>                                                                                                                                                                                                       |  | Added: 6th Mar 2024 11:57AM<br>Last Verified: 6th Mar 2024 11:58AM |
| <b>Description:</b><br>Batteries out of date<br><br><b>Resolution:</b><br>Supply and install new batteries<br><br><b>Location:</b><br>FIP<br><br><br>Click photos to enlarge |  |                                                                    |
| <b>Non-conformance</b><br>ID: 89 <a href="#">↗</a>                                                                                                                                                                                                            |  | Added: 20th Sep 2023 9:50AM<br>Last Verified: 19th Aug 2024 4:24PM |
| <b>Description:</b><br>No zone block plans<br><br><b>Resolution:</b><br>Supply and install new block plan                                                                                                                                                     |  |                                                                    |
| <b>001 - Fire Detection Panel Ampac - Firefinder</b>                                                                                                                                                                                                          |  | Community Center Entrance                                          |
|                                                                                                                                                                                                                                                               |  | <b>FAIL</b>                                                        |
|                                                                                                                                                                            |  |                                                                    |
| <b>Non-critical defect</b><br>ID: 962 <a href="#">↗</a>                                                                                                                                                                                                       |  | Added: 4th Jun 2024 1:52PM<br>Last Verified: 4th Jun 2024 1:54PM   |
| <b>Description:</b><br>Battery past service life<br><br><b>Resolution:</b><br>Supply and install new batteries<br><br><br>Click photos to enlarge                          |  |                                                                    |

| Asset                                                                                                                                                                                                                                                                                                                                                                              | Status                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <p><b>Non-critical defect</b><br/>ID: 252 <a href="#">↗</a></p> <p><b>Description:</b><br/>Batteries not a nominal capacity 80Ah x2</p> <p><b>Resolution:</b><br/>Supply and install new batteries</p> <p><b>Location:</b><br/>Main reception</p>  <p><a href="#">Click photos to enlarge</a></p> | <p>Added: 6th Mar 2024 11:42AM<br/>Last Verified: 6th Mar 2024 11:43AM</p> |
| <p><b>Non-conformance</b><br/>ID: 963 <a href="#">↗</a></p> <p><b>Description:</b><br/>FIP MCP not functioning correctly, various of times to set off alarm.</p> <p><b>Resolution:</b><br/>Supply and install new MCP</p>  <p><a href="#">Click photos to enlarge</a></p>                       | <p>Added: 4th Jun 2024 1:49PM<br/>Last Verified: 19th Aug 2024 4:23PM</p>  |
| <p><b>Non-conformance</b><br/>ID: 961 <a href="#">↗</a></p> <p><b>Description:</b><br/>No spare mcp tool on site</p> <p><b>Resolution:</b></p>  <p><a href="#">Click photos to enlarge</a></p>                                                                                                  | <p>Added: 4th Jun 2024 1:53PM<br/>Last Verified: 19th Aug 2024 4:23PM</p>  |

Asset

Status

Non-conformance

ID: 88 [↗](#)

Added: 20th Sep 2023 9:40AM

Last Verified: 19th Aug 2024 4:24PM

Description:

Requires zone block plans

Resolution:

Supply and install new block plan

Location:

Entry



Click photos to enlarge

Logbooks

 **C Block** [↗](#)

Classic Logbook

 **B Block** [↗](#)

Classic Logbook

 **A Block** [↗](#)

Classic Logbook

 **Community centre** [↗](#)

Classic Logbook

Signoff

Maintenance has been carried out in accordance with Part 15 of the Victorian Building Regulations 2018.