

## SERVICE REPORT

**Australian Unity - Peninsula Grange**

**431 Racecourse Road  
 Mornington  
 Victoria 3931**

**Report Number R-00252**

**Reference PENG-RC-2400234**

**Service Date: 28th March 2024**

### Scope of Works

15 - Emergency escape lighting and exit signs (2012): Annual (76)

<b>0</b>	<b>Critical Defects</b>	A defect that renders a system inoperative.
<b>7</b>	<b>Non-critical Defects</b>	A system impairment not likely to critically affect the operation of the system.
<b>0</b>	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
<b>0</b>	<b>Recommendations</b>	A modification suggested to improve the system performance.
<b>0</b>	<b>Informational Notes</b>	Detailed advice or general comment.

### Servicing Summary

Service	Asset	Quantity
15 - Emergency escape lighting and exit signs (2012): Annual	15 - Emergency - Lighting	48

## Maintenance

### 15 - Emergency escape lighting and exit signs (2012): Annual

AS2293.2-2019 - Emergency escape lighting and exit signs for buildings

Asset		Status
32.E - Emergency Lighting Spitfire (Flush Mount)	Hallway access to pool	PASS
21.E - Emergency Lighting Spitfire (Flush Mount)	Plant room	PASS
35.E - Emergency Lighting Spitfire - (Surface Mount)	West south of pool area	PASS
25.E - Emergency Lighting Spitfire - (Surface Mount)	South side of pool area	PASS
23.E - Emergency Lighting Spitfire - (Surface Mount)	East south of pool area	PASS
22.E - Emergency Lighting Spitfire - (Surface Mount)	East north of pool area	PASS
24.E - Emergency Lighting Spitfire - (Surface Mount)	North and middle of pool area	PASS
34.E - Emergency Lighting Spitfire - (Surface Mount)	North west of pool area	PASS
26.E - Emergency Lighting Spitfire (Flush Mount)	Disabled bathroom	PASS
27.E - Emergency Lighting Spitfire (Flush Mount)	Make change room	PASS
28.E - Emergency Lighting Spitfire (Flush Mount)	Female change room	FAIL

Asset	Status
<p><b>Non-critical defect</b> ID: 429 <a href="#">↗</a></p> <p><b>Description:</b> Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes</p> <p><b>Resolution:</b></p> <p><b>Location:</b> Female pool change rooms</p>  <p>Click photos to enlarge</p>	<p>Added: 20th Mar 2024 3:05PM Last Verified: 20th Mar 2024 3:05PM</p>

33.E - Emergency Lighting Spitfire (Flush Mount)	Entrance to change rooms	PASS
31.E - Emergency Lighting Spitfire (Flush Mount)	Consult room	PASS
29.E - Emergency Lighting Spitfire (Flush Mount)	Gym	PASS
30.E - Emergency Lighting Spitfire (Flush Mount)	Hair salon	PASS
19.E - Emergency Lighting Spitfire (Flush Mount)	Adjacent to managers offices	PASS
18.E - Emergency Lighting Spitfire (Flush Mount)	Adjacent to admin room in hallway	PASS
20.E - Emergency Lighting Spitfire (Flush Mount)	Admin	PASS
17.E - Emergency Lighting Spitfire (Flush Mount)	Meeting room	PASS
16.E - Emergency Lighting Spitfire (Flush Mount)	Meeting room	PASS
12.E - Emergency Lighting Spitfire (Flush Mount)	Library	PASS
14.E - Emergency Lighting Spitfire (Flush Mount)	Library	PASS

Asset	Status
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13.E - Emergency Lighting Spitfire  
(Flush Mount)

Library

PASS

38.W - Emergency Lighting Spitfire  
(Flush Mount)

Comms room

FAIL

**Non-critical defect**

ID: 426 [↗](#)

Added: 20th Mar 2024 2:31PM  
Last Verified: 20th Mar 2024 2:31PM

**Description:**

Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes

**Resolution:**

**Location:**

Comms room



Click photos to enlarge

37.W - Emergency Lighting Spitfire  
(Flush Mount)

Cleaner room

FAIL

**Non-critical defect**

ID: 425 [↗](#)

Added: 20th Mar 2024 2:29PM  
Last Verified: 20th Mar 2024 2:29PM

**Description:**

Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes

**Resolution:**

**Non-critical defect**

ID: 424 [↗](#)

Added: 20th Mar 2024 2:29PM  
Last Verified: 20th Mar 2024 2:29PM

**Description:**

Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes

**Resolution:**

**Non-critical defect**

ID: 423 [↗](#)

Added: 20th Mar 2024 2:27PM  
Last Verified: 20th Mar 2024 2:28PM

**Description:**

Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes

**Resolution:**

**Location:**

Cleaner room



Click photos to enlarge

Asset	Status
<b>36.W - Emergency Lighting Spitfire (Flush Mount)</b> Switch room	<b>FAIL</b>
<div style="background-color: #fff9c4; padding: 10px;"> <p data-bbox="124 405 338 432"><b>Non-critical defect</b></p> <p data-bbox="124 441 226 468">ID: 427 <a href="#">↗</a></p> <p data-bbox="1157 405 1490 432" style="text-align: right;">Added: 20th Mar 2024 2:31PM</p> <p data-bbox="1096 441 1490 468" style="text-align: right;">Last Verified: 20th Mar 2024 2:32PM</p> <p data-bbox="124 506 261 533"><b>Description:</b></p> <p data-bbox="124 542 1018 568">Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes</p> <p data-bbox="124 593 252 620"><b>Resolution:</b></p> <p data-bbox="124 629 229 656"><b>Location:</b></p> <p data-bbox="124 665 258 692">Switch room</p> <div data-bbox="124 714 225 815" style="border: 1px solid #ccc; width: 63px; height: 45px; margin: 5px 0;">  </div> <p data-bbox="124 824 322 851">Click photos to enlarge</p> </div>	
<b>33.W - Emergency Lighting Spitfire (Flush Mount)</b> Kitchen	<b>PASS</b>
<b>31.W - Emergency Lighting Spitfire (Flush Mount)</b> Workshop	<b>PASS</b>
<b>29.W - Emergency Lighting Spitfire (Flush Mount)</b> Adjacent to kitchen	<b>PASS</b>
<b>27.W - Emergency Lighting Spitfire (Flush Mount)</b> Games room	<b>PASS</b>
<b>26.W - Emergency Lighting Spitfire (Flush Mount)</b> Adjacent to bar	<b>PASS</b>
<b>25.W - Emergency Lighting Spitfire (Flush Mount)</b> Bar	<b>PASS</b>
<b>24.W - Emergency Lighting Spitfire (Flush Mount)</b> Unisex toilet	<b>PASS</b>
<b>23.W - Emergency Lighting Spitfire (Flush Mount)</b> Adjacent to craft room	<b>PASS</b>
<b>21.W - Emergency Lighting Spitfire (Flush Mount)</b> Male toilets	<b>PASS</b>
<b>20.W - Emergency Lighting Spitfire (Flush Mount)</b> Male toilets	<b>FAIL</b>

Asset	Status
<p><b>Non-critical defect</b> ID: 422 <a href="#">↗</a></p> <p><b>Description:</b> Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes</p> <p><b>Resolution:</b></p> <p><b>Location:</b> Male toilets</p>  <p><a href="#">Click photos to enlarge</a></p>	<p>Added: 20th Mar 2024 2:26PM Last Verified: 20th Mar 2024 2:27PM</p>

19.W - Emergency Lighting Spitfire (Flush Mount)	Female toilets	PASS
18.W - Emergency Lighting Spitfire (Flush Mount)	Female toilets	PASS
17.W - Emergency Lighting Spitfire (Flush Mount)	West Lounge	PASS
14.W - Emergency Lighting Spitfire (Flush Mount)	Mult purpose room 1	PASS
12.W - Emergency Lighting Spitfire (Flush Mount)	Mult purpose room 2	PASS
10.W - Emergency Lighting Spitfire (Flush Mount)	Mult purpose room 3	PASS
9.W - Emergency Lighting Spitfire (Flush Mount)	Dinning area	PASS
8.W - Emergency Lighting Spitfire (Flush Mount)	Dinning area	PASS
7.W - Emergency Lighting Spitfire (Flush Mount)	Adjacent to multi purpose room 2	PASS
4.W - Emergency Lighting Spitfire (Flush Mount)	Reception	PASS
3.W - Emergency Lighting Spitfire (Flush Mount)	South of lobby	PASS

Asset		Status
1.W - Emergency Lighting Spitfire (Flush Mount)	Main entrance	PASS

**Signoff**

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

Technician	Date/Time	Accreditations	Signature
Micra Fire Technician	28th Mar 2024 12AM		
Mike Alford	28th Mar 2024 12AM		

**Company Accreditations:**