

SERVICE REPORT

<p>The Kinson</p> <p>452 Saint Kilda Road Melbourne Victoria 3004</p>	<p>Report Number R-01586</p> <p>Reference</p> <p>Service Date: 27th November 2024</p>
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Scope of Works
Fire Detection Systems - FIP: Monthly (1)

0	Critical Defects	A defect that renders a system inoperative.
1	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
0	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	1

Maintenance		
Fire Detection Systems - FIP: Monthly		
AS1851-2012 (a1) - Routine service of fire protection systems and equipment		
Asset		Status
15519 - Fire Detection Panel	Ground, Sub FIP, Main FIP Room	FAIL

Asset**Status****Non-critical defect**

Added: 24th Jul 2024 9:48AM

ID: 1193 [↗](#)**Description:**

Low battery faults

Resolution:

Batteries need to be replaced

Technician Notes

During the site visit on 27/11, multiple batteries were replaced in the sounders and detectors within the apartments. While this resolved issues in approximately 80 detectors, there are still over 100 units remaining in a fault state. This is a critical defect that poses significant risks to life and property in the event of an active fire within any apartment. The current system is highly unreliable and does not meet safety standards.

The batteries, which are designed to last five years, are failing in less than 12 months. This highlights a systemic issue within the fire detection system. It is now clear that the system cannot be maintained in a fault-free state due to the inadequacy of the batteries.

To address this urgent matter, it is imperative to act on the recommendations outlined in the fire engineering rectification report. Prompt implementation of these rectifications is essential to eliminate risks and ensure the safety of the building's occupants.

Signoff

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

Company Accreditations: