

SERVICE REPORT

Australian Unity - Victoria Grange Aged Care (AC)
 502 Burwood Hwy,
 Vermont South VIC 3133

Report Number R-00823
Reference VICGR-AC2401518
Service Date: 9th September 2024

Scope of Works

15 - Emergency escape lighting and exit signs (2012): Six-monthly

0	Critical Defects	A defect that renders a system inoperative.
16	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
7	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.
74	Passed Assets	

Servicing Summary

Service	Asset	Quantity
15 - Emergency escape lighting and exit signs (2012): Six-monthly	15 - Emergency - Exit Signs	38
15 - Emergency escape lighting and exit signs (2012): Six-monthly	15 - Emergency - Lighting	50

Maintenance

15 - Emergency escape lighting and exit signs (2012): Six-monthly

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

Asset	Status
25-2 - Exit Sign Quick Fit (Ceiling Mount) - Exit Main Entrance doors	PASS



42-1 - Exit Sign Quick Fit (Wall Mount) - Exit Level 1 south store room	FAIL
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Non-critical defect

ID: 1556 [↗](#)

Added: 9th Sep 2024 1:51PM

Last Verified: 9th Sep 2024 1:51PM

Description:

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

Resolution:

13-1 - Exit Sign Quick Fit (Wall Mount) - Exit Level 1 south store room	PASS
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21-3 - Exit Sign Quick Fit (Wall Mount) - Exit Above door that enters north fire stairs from outside balcony	FAIL
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Asset		Status
Non-critical defect ID: 933 ↗		Added: 24th May 2024 9:14AM
Description: Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes		
Resolution: Quote to rectify defect required		
20-3 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Top of north fire stairs	PASS
		
18-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Above north fire door	PASS
		
17-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 96 level 3	PASS
		
24-3 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 99 level 3	PASS
		
12-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 87 level 3	PASS
		
1-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Above south fire door level 3	PASS

Asset	Status
	
2-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 76 level 3 PASS
	
4-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 73 level 3 PASS
	
23-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Balcony facing carpark on level 3 PASS
	
8-3 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 86 level 3 PASS
	
10-3 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Main stairs level 3 PASS
	
36-1 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 49 level 2 PASS
	

Asset		Status
35-2 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 50 level 2	PASS
		
33-2 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 46 level 2	PASS
		
30-2 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 39 level 2	PASS
		
14-2 - Exit Sign Quick Fit (Wall Mount) - Exit	Level 2 main kitchen	FAIL
		
<div style="background-color: #fff9c4; padding: 10px;"> <p>Non-conformance Added: 9th Sep 2024 2:14PM</p> <p>ID: 1557 ↗ Last Verified: 9th Sep 2024 2:16PM</p> <p>Description: Unable to turn off power to test as it connected to the main lighting circuit.</p> <p>Resolution:</p> </div>		
39-1 - Exit Sign Quick Fit (Wall Mount) - Exit	North fire stairs level 2	FAIL
		

Asset	Status
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Non-critical defect	Added: 9th Sep 2024 2:54PM
ID: 1562 ↗	Last Verified: 9th Sep 2024 2:55PM
Description: Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes	
Resolution:	
	
Click photos to enlarge	

16-2 - Exit Sign Quick Fit (Wall Mount) - Exit	main dining lounge	PASS
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29-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	South Outside backyard strip.	PASS
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Non-critical defect	Added: 24th May 2024 9:14AM
ID: 935 ↗	
Description: Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes	
Resolution: Quote to rectify defect required	

32-1 - Exit Sign Quick Fit (Wall Mount) - Exit	Outside the dining room level 1	PASS
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4-2 - Exit Sign Quick Fit (Wall Mount) - Exit	Near cleaners in hallway level 2	PASS
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Asset		Status
2-2 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 61 level 2	PASS
		
27-2 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Main Entrance doors, level 2	PASS
		
6-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 33 level 1	PASS
		
15-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Bottom of north fire stairs	PASS
		
9-1 - Exit Sign Quick Fit (Wall Mount) - Exit	Adjacent to room 30 level 1 but is the one that is wall mounted	PASS
		
8-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 30 level 1	PASS
		
27-1 - Exit Sign Quick Fit (Wall Mount) - Exit	Bottom of south fire stairs on exit door.	PASS

Asset	Status
	
26-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 9 in front of fire exit door level 1 PASS
	
25-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 9 level 1 PASS
	
23-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 6 level 1 PASS
	
1-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 20 level 1 PASS
	
20-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Adjacent to room 19, level 1 PASS
	
16-1 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Bottom of stairs, level 1 PASS
	

Asset	Status
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18-1 - Emergency Lighting Spitfire
(Flush Mount)

Mid stairs level 1.5

FAIL



Non-conformance
ID: 1563 [↗](#)

Added: 9th Sep 2024 3:12PM
Last Verified: 9th Sep 2024 3:15PM

Description:

Unable to test as this light is not connected to the E&E test circuits. Unable to Locate the power supply for this emergency light.

Resolution:

41-1 - Emergency Lighting Spitfire
(Flush Mount)

Mid stairs level 2.5

FAIL



Non-conformance
ID: 1564 [↗](#)

Added: 9th Sep 2024 3:15PM
Last Verified: 9th Sep 2024 3:16PM

Description:

Unable to test as this light is not connected to the E&E test circuits. Unable to Locate the power supply for this emergency light.

Resolution:



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12-1 - Emergency Lighting Spitfire -
(Surface Mount)

Level 1 south store room

PASS



38-1 - Emergency Lighting 4FT - Twin
Bare Batten

FAIL



Asset	Status
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Non-critical defect ID: 1554 ↗	Added: 9th Sep 2024 1:49PM Last Verified: 9th Sep 2024 1:49PM
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Description:
1 of 4 foot tube out

Resolution:



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**082 - Emergency Lighting 4FT - Twin
Diffused Batten**

Level 1.5 south stairwell

FAIL



Non-critical defect ID: 1555 ↗	Added: 9th Sep 2024 1:50PM Last Verified: 9th Sep 2024 1:50PM
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Description:
1 of 4 foot tubes out

Resolution:



Click photos to enlarge

**40-1 - Emergency Lighting 4FT - Twin
Diffused Batten**

Level 2.5 noth stairwell

FAIL



**2-20 - Emergency Lighting Spitfire
(Flush Mount)**

Kitchen

FAIL



Asset	Status
<p>Non-conformance Added: 9th Sep 2024 2:17PM ID: 1559 ↗ Last Verified: 9th Sep 2024 2:18PM</p> <p>Description: Unable to turn off power to test as it connected to the main lighting circuit.</p> <p>Resolution:</p>	
19-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 97 level 3 PASS
	
16-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 98 level 3 PASS
	
15-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 92 level 3 PASS
	
14-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 88 level 3 PASS
	
13-3 - Emergency Lighting Spitfire (Flush Mount)	North dining level 3 PASS
	
3-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 74 level 3 PASS

Asset	Status
	
5-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 71 level 3
	
6-3 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 85 level 3
	
7-3 - Emergency Lighting Spitfire (Flush Mount)	Smaller dinning area level 3
	
11-3 - Emergency Lighting Spitfire (Flush Mount)	Staff office at foyer
	
9-3 - Emergency Lighting Spitfire (Flush Mount)	Level 3 foyer
	
41-2 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 49 level 2
	

Asset		Status
37-2 - Emergency Lighting Spitfire (Flush Mount)	Lounge at south end	PASS
		
34-2 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 47 level 2	PASS
		
32-2 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 42 level 2	PASS
		
31-2 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 40 level 2	PASS
		
18-2 - Emergency Lighting Spitfire (Flush Mount)	Level 2 main kitchen	FAIL
		
<div style="background-color: #fff9c4; padding: 10px;"> <p>Non-conformance Added: 9th Sep 2024 2:18PM</p> <p>ID: 1560 ↗ Last Verified: 9th Sep 2024 2:18PM</p> <p>Description: Unable to turn off power to test as it connected to the main lighting circuit.</p> <p>Resolution:</p> </div>		
14-2 - Emergency Lighting Spitfire (Flush Mount)	Level 2 main kitchen	FAIL

Asset	Status
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Non-conformance	Added: 9th Sep 2024 2:16PM
ID: 1558 ↗	Last Verified: 9th Sep 2024 2:17PM

Description:

Unable to turn off power to test as it connected to the main lighting circuit.

Resolution:

13-2 - Emergency Lighting Spitfire (Flush Mount)	In main dinning near kitchen	PASS
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11-2 - Emergency Lighting Spitfire (Flush Mount)	In main dinning near hairdressers	PASS
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12-2 - Emergency Lighting Spitfire (Flush Mount)	Laundry level 2	FAIL
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Non-conformance	Added: 9th Sep 2024 2:18PM
ID: 1561 ↗	Last Verified: 9th Sep 2024 2:18PM

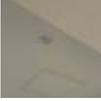
Description:

Unable to turn off power to test as it connected to the main lighting circuit.

Resolution:

6-2 - Emergency Lighting Spitfire (Flush Mount)	At the end of north hallway level 2	PASS
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Asset		Status
5-2 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 65 level 2	PASS
		
28-1 - Emergency Lighting 4FT - Single Weatherproof Batten	Bottom of south fire stairs	PASS
		
<div style="background-color: #fff9c4; padding: 10px;"> <p data-bbox="124 817 338 846">Non-critical defect</p> <p data-bbox="124 853 226 882">ID: 393 ↗</p> <p data-bbox="1145 817 1490 846" style="text-align: right;">Added: 15th Mar 2024 12:47PM</p> <p data-bbox="1082 853 1490 882" style="text-align: right;">Last Verified: 15th Mar 2024 12:47PM</p> <p data-bbox="124 918 263 947">Description:</p> <p data-bbox="124 954 1018 983">Emergency luminaire or exit sign did not meet the in-service duration of 90 minutes</p> <p data-bbox="124 1005 255 1034">Resolution:</p> <p data-bbox="124 1041 231 1070">Location:</p> <p data-bbox="124 1077 295 1106">Douth fire stairs</p> <div data-bbox="124 1128 225 1229">  </div> <p data-bbox="124 1236 322 1265">Click photos to enlarge</p> </div>		
10-2 - Emergency Lighting Spitfire (Flush Mount)	Staff room near the staff kitchen level 2	PASS
		
9-2 - Emergency Lighting Spitfire (Flush Mount)	Staff toilets in staff room level 2	PASS
		
8-2 - Emergency Lighting Spitfire (Flush Mount)	Staff room level 2	PASS
		

Asset		Status
1-2 - Emergency Lighting Spitfire (Flush Mount)	Reception level 2	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
3-2 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 62 level 2	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
7-2 - Emergency Lighting Spitfire (Flush Mount)	Care office level 2	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
28-2 - Emergency Lighting Spitfire (Flush Mount)	Entrance common space level 1	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
10-1 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 105 level 1	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		
11-1 - Emergency Lighting Spitfire (Flush Mount)	In a hallway adjacent to maintenance storage	<div style="background-color: green; color: white; padding: 2px 5px; border-radius: 3px;">PASS</div>
		

Asset	Status
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Non-critical defect Added: 24th May 2024 9:24AM
 ID: 941 [↗](#)

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

Resolution:
 Quote to rectify defect required

14-1 - Emergency Lighting 4FT - Single Weatherproof Batten Bottom of north fire stairs **FAIL**



Non-critical defect Added: 9th Sep 2024 1:27PM
 ID: 1553 [↗](#) Last Verified: 9th Sep 2024 1:28PM

Description:
 1 4foot tube out

Resolution:


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7-1 - Emergency Lighting Spitfire (Flush Mount) Adjacent to room 32 level 1 **PASS**



Non-critical defect Added: 24th May 2024 9:24AM
 ID: 942 [↗](#)

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

Resolution:
 Quote to rectify defect required

3-1 - Emergency Lighting Spitfire (Flush Mount) Adjacent to room 25 level 1 **PASS**



Asset		Status
2-1 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 22 level 1	PASS
		
5-1 - Emergency Lighting Spitfire (Flush Mount)	North dining level 1	PASS
		
24-1 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 7 level 1	PASS
		
22-1 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 4 level 1	PASS
		
21-1 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to room 18 level 1	PASS
		
20-1 - Emergency Lighting Spitfire (Flush Mount)	Clean utility accessed through reception, level 1	PASS
		
17-1 - Emergency Lighting Spitfire (Flush Mount)	Adjacent to lifts, level 1	PASS

Asset	Status
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Repairs

12-2 - Emergency Lighting Spitfire (Flush Mount) Laundry level 2	FAIL
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RESOLVED
Non-critical defect

Added: 24th May 2024 9:23AM
 Last Verified: 24th May 2024 9:23AM

ID: 940 [↗](#)

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

Parts/Labour	Quantity
14-2 - Emergency Lighting Spitfire (Flush Mount) Level 2 main kitchen	FAIL



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RESOLVED
Non-critical defect

Added: 24th May 2024 9:23AM
 Last Verified: 24th May 2024 9:23AM

ID: 939 [↗](#)

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

Parts/Labour	Quantity
14-2 - Exit Sign Quick Fit (Wall Mount) - Exit Level 2 main kitchen	FAIL



Click photos to enlarge

RESOLVED

Non-critical defect

Added: 24th May 2024 9:14AM

ID: 934 [↗](#)

Last Verified: 24th May 2024 9:14AM

Description:

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

Parts/Labour

Quantity

18-2 - Emergency Lighting Spitfire (Flush Mount)

FAIL

Level 2 main kitchen



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RESOLVED

Non-critical defect

Added: 24th May 2024 9:22AM

ID: 938 [↗](#)

Last Verified: 24th May 2024 9:22AM

Description:

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

Parts/Labour

Quantity

2-20 - Emergency Lighting Spitfire (Flush Mount)

FAIL

Kitchen



Click photos to enlarge

RESOLVED

Non-critical defect

Added: 24th May 2024 9:22AM

ID: 937 [↗](#)

Last Verified: 24th May 2024 9:22AM

Description:

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

Parts/Labour

Quantity

4-2 - Exit Sign Quick Fit (Wall Mount) - Exit

PASS

Near cleaners in hallway level 2



Click photos to enlarge

RESOLVED

Non-critical defect

Added: 24th May 2024 9:15AM

ID: 936 [↗](#)

Last Verified: 24th May 2024 9:15AM

Description:

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

Parts/Labour

Quantity

Signoff

Maintenance has been carried out in accordance with current regulations.

Technician

Date/Time

Accreditations

Signature

Micra Service
Technician

9th Sep 2024
12AM

Mike Alford

9th Sep 2024
12AM

Company Accreditations: