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SERVICE REPORT

Australian Unity - Victoria Grange Residential Village (RV)

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

Report Number R-00200
Reference VICGR-RC2400215
Service Date:

Scope of Works

15 - Emergency escape lighting and exit signs (2012): Annual (115)

0	Critical Defects	A defect that renders a system inoperative.
28	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.

Servicing Summary

Service	Asset	Quantity
15 - Emergency escape lighting and exit signs (2012): Annual	15 - Emergency - Exit Signs	40
15 - Emergency escape lighting and exit signs (2012): Annual	15 - Emergency - Lighting	75

Maintenance

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

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

Asset		Status
9 - Exit Sign Blade (Recessed) - Exit	C block lower ground floor	PASS
15 - Exit Sign Quick Fit (Ceiling Mount) - Exit	C block lower ground carpark	PASS
12 - Exit Sign Quick Fit (Ceiling Mount) - Exit	C block lower ground carpark	PASS
7 - Exit Sign Blade (Ceiling Mount) - Exit	C block lower ground hallway	PASS
6 - Exit Sign Blade (Ceiling Mount) - Exit	C block lower ground front entrance	PASS
11 - Exit Sign Blade (Recessed) - Exit	C block lower ground floor	PASS
3 - Exit Sign Blade (Recessed) - Exit	C block ground	FAIL

Non-critical defect
ID: 145

Added: 4th Oct 2023 3:46PM
Last Verified: 4th Oct 2023 3:46PM

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

Resolution:

Click photos to enlarge

2 - Exit Sign Blade (Ceiling Mount) - Exit	C block level 1	PASS
11 - Exit Sign Quick Fit (Wall Mount) - Exit	B block lower ground car park	PASS
10 - Exit Sign Blade (Recessed) - Exit	B block lower ground floor	PASS
9 - Exit Sign Blade (Recessed) - Exit	B block lower ground floor	PASS
6 - Exit Sign Blade (Recessed) - Exit	B block lower ground near stair	PASS

Asset		Status
3 - Exit Sign Blade (Recessed) - Exit	B block ground	PASS
2 - Exit Sign Blade (Ceiling Mount) - Exit	B block level 1 next to lift	PASS
16 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Block A Lower Ground carpark	PASS
15 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Block A Lower Ground carpark	PASS
12 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Block A Lower Ground carpark	PASS
11 - Exit Sign Quick Fit (Wall Mount) - Exit	A block lower ground car park	PASS
8 - Exit Sign Blade (Recessed) - Exit	A block lower ground floor	PASS
5 - Exit Sign Blade (Recessed) - Exit	A block ground floor	PASS
4 - Exit Sign Blade (Recessed) - Exit	A block ground floor	PASS
3 - Exit Sign Blade (Recessed) - Exit	A block ground floor	PASS
2 - Exit Sign Quick Fit (Ceiling Mount) - Exit	A block first floor	PASS
59 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Community centre, main switch room	FAIL

Non-critical defect
ID: 132

Added: 4th Oct 2023 12:44PM
Last Verified: 4th Oct 2023 12:45PM

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

Resolution:

60 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Community centre, basement storeroom	PASS
53 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Lower ground carpark east	PASS
56 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Lower ground main switch room	PASS

Asset		Status
48 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Lower ground exit to pool from car park	FAIL

Non-critical defect
ID: 128
Added: 4th Oct 2023 12:41PM
Last Verified: 4th Oct 2023 12:41PM

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

Resolution:

46 - Exit Sign Weatherproof (Wall Mount) - Exit	Exit from pool to car park	FAIL

Non-critical defect
ID: 126
Added: 4th Oct 2023 12:30PM
Last Verified: 4th Oct 2023 12:30PM

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

Resolution:

41 - Exit Sign Blade (Ceiling Mount) - Exit	Community centre, in lift lobby	PASS
38 - Exit Sign Blade (Recessed) - Exit	Community centre, to outsde near lift	FAIL

Non-critical defect
ID: 122
Added: 4th Oct 2023 12:26PM
Last Verified: 4th Oct 2023 12:27PM

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

Resolution:

35 - Exit Sign Quick Fit (Wall Mount) - Exit	Community centre, outside lift	PASS
27 - Exit Sign Blade (Ceiling Mount) - Exit	Community centre, dining hallway	FAIL

Asset		Status

Non-critical defect
ID: 140

Added: 4th Oct 2023 1:03PM
Last Verified: 4th Oct 2023 1:03PM

Description:
Emergency exit sign is for incorrect situational use in accordance with the approved design
Exit sign need to be installed below 2.7m height

Resolution:

Click photos to enlarge

24 - Exit Sign Blade (Recessed) - Exit	Community centre, main hallway	FAIL

Non-critical defect
ID: 139

Added: 4th Oct 2023 12:58PM
Last Verified: 4th Oct 2023 12:59PM

Description:
Emergency exit sign is for incorrect situational use in accordance with the approved design
Exit sign to be installed below 2.7m in height

Resolution:

Click photos to enlarge

18 - Exit Sign Quick Fit (Ceiling Mount) - Exit	Community centre, main hallway	PASS
14 - Exit Sign Blade (Recessed) - Exit	Community centre hallwy south	FAIL

Non-critical defect
ID: 136

Added: 4th Oct 2023 12:52PM
Last Verified: 4th Oct 2023 12:55PM

Description:
Emergency exit sign is for incorrect situational use in accordance with the approved design
Requires exit sign to below 2.7m height

Resolution:

Click photos to enlarge

2 - Exit Sign Blade (Recessed) - Exit	Community centre, main office	PASS
10 - Exit Sign Blade (Recessed) - Exit	Community centre library north	PASS

Asset		Status
6 - Exit Sign Blade (Ceiling Mount) - Exit	Community centre library north	PASS
1 - Exit Sign Quick Fit (Wall Mount) - Exit	Community centre front entrance	FAIL

Non-critical defect
ID: 133

Added: 4th Oct 2023 12:48PM
Last Verified: 4th Oct 2023 12:48PM

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

Resolution:

16 - Emergency Lighting Spitfire - (Surface Mount)	C block lower ground carpark potting shed	PASS
10 - Emergency Lighting Spitfire (Flush Mount)	C block lower ground floor	PASS
14 - Emergency Lighting 4FT - Single Diffused Batten	C block lower ground carpark	FAIL

Non-critical defect
ID: 147

Added: 4th Oct 2023 3:52PM
Last Verified: 4th Oct 2023 3:53PM

Description:
Control and indicating equipment condition is adversely affecting the operation

The E&E test system not operating correctly

Resolution:

13 - Emergency Lighting 4FT - Single Diffused Batten	C block lower ground carpark	FAIL

Non-critical defect
ID: 146

Added: 4th Oct 2023 3:49PM
Last Verified: 4th Oct 2023 3:52PM

Description:
Control and indicating equipment condition is adversely affecting the operation
The E&E test system not operating correctly

Resolution:

8 - Emergency Lighting Spitfire - (Surface Mount)	C block lower ground hallway	PASS
5 - Emergency Lighting Spitfire (Flush Mount)	C block lower ground in front of lift	PASS

Asset		Status
4 - Emergency Lighting Spitfire (Flush Mount)	C block ground	PASS
1 - Emergency Lighting Spitfire (Flush Mount)	C block level 1	PASS
13 - Emergency Lighting 4FT - Twin Diffused Batten	B block lower ground car park	FAIL

Non-critical defect
ID: 142
Added: 4th Oct 2023 3:03PM
Last Verified: 4th Oct 2023 3:03PM

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

Resolution:

103 - Emergency Lighting 4FT - Single Weatherproof Batten	B block lower ground car park	FAIL

Non-critical defect
ID: 143
Added: 4th Oct 2023 3:04PM
Last Verified: 4th Oct 2023 3:05PM

Description:
Emergency exit sign is for incorrect situational use in accordance with the approved design
Need to be rewired as test function incorrect

Resolution:

8 - Emergency Lighting Spitfire (Flush Mount)	B block lower ground	PASS
7 - Emergency Lighting Spitfire (Flush Mount)	B block lower ground near stair	FAIL

Non-critical defect
ID: 141
Added: 4th Oct 2023 2:41PM
Last Verified: 4th Oct 2023 2:41PM

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

Resolution:

5 - Emergency Lighting Spitfire (Flush Mount)	B block lower ground	PASS
4 - Emergency Lighting Spitfire (Flush Mount)	B block ground	PASS

Asset		Status
1 - Emergency Lighting Spitfire (Flush Mount)	B block level above stairs	PASS
14 - Emergency Lighting 4FT - Single Weatherproof Batten	Block A Lower Ground carpark	PASS
13 - Emergency Lighting 4FT - Single Weatherproof Batten	Block A Lower Ground carpark	PASS
10 - Emergency Lighting Spitfire (Flush Mount)	Block A Lower Ground front of lift	PASS
9 - Emergency Lighting Spitfire (Flush Mount)	Block A Lower Ground Stairwell	PASS
6 - Emergency Lighting Spitfire (Flush Mount)	Block A ground floor lobby	PASS
7 - Emergency Lighting Spitfire (Flush Mount)	Block A bottom of stairs	FAIL

Non-critical defect
ID: 144

Added: 4th Oct 2023 3:37PM
Last Verified: 4th Oct 2023 3:37PM

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

Resolution:

1 - Emergency Lighting Spitfire (Flush Mount)	A block first floor above stair	PASS
16 - Emergency Lighting Spitfire (Flush Mount)	Community centre office behind reception	PASS
65 - Emergency Lighting Spitfire - (Surface Mount)	Community centre mech plantroom	PASS
63 - Emergency Lighting Spitfire - (Surface Mount)	Community centre pool plant	PASS
64 - Emergency Lighting Spitfire - (Surface Mount)	Community centre pool plant room	PASS
43B - Emergency Lighting Spitfire (Flush Mount)	Pool toilets	FAIL

Asset		Status

Non-critical defect
ID: 121

Added: 4th Oct 2023 12:19PM
Last Verified: 4th Oct 2023 12:22PM

Description:
Building does not have adequate emergency lighting needs to be installed

Resolution:
Location:
Community Center toilet

Non-critical defect
ID: 120

Added: 4th Oct 2023 12:18PM
Last Verified: 4th Oct 2023 12:22PM

Description:
Fire control centre does not achieve minimum illumination

Resolution:

43a - Emergency Lighting Spitfire (Flush Mount)	Community centre pool toilet	FAIL

Non-critical defect
ID: 119

Added: 4th Oct 2023 12:18PM
Last Verified: 4th Oct 2023 12:21PM

Description:
Room does not have adequate emergency lighting, need to be installed

Resolution:
Location:
Community Center pool toilet

57 - Emergency Lighting 4FT - Twin Diffused Batten	Community centre, car park 4	FAIL

Non-critical defect
ID: 129

Added: 4th Oct 2023 12:41PM
Last Verified: 4th Oct 2023 12:41PM

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

Resolution:

54 - Emergency Lighting 4FT - Twin Diffused Batten	Community centre, out front of carpark 7	FAIL

Non-critical defect
ID: 131

Added: 4th Oct 2023 12:42PM
Last Verified: 4th Oct 2023 12:42PM

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

Resolution:

Asset		Status
58 - Emergency Lighting 4FT - Twin Diffused Batten	Community centre, switchroom	PASS
61 - Emergency Lighting 4FT - Twin Diffused Batten	Community centre, basement storeroom	PASS
62 - Emergency Lighting 4FT - Twin Diffused Batten	Community centre, basement storeroom	PASS
52 - Emergency Lighting 4FT - Twin Diffused Batten	Lower ground carpark east	FAIL

Non-critical defect
ID: 130

Added: 4th Oct 2023 12:42PM
Last Verified: 4th Oct 2023 12:42PM

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

Resolution:

51 - Emergency Lighting 4FT - Twin Diffused Batten	Lower ground carpark east	PASS
50 - Emergency Lighting 4FT - Twin Diffused Batten	Lower ground carpark east	PASS
55 - Emergency Lighting 4FT - Twin Diffused Batten	Community centre, main switch room	PASS
49 - Emergency Lighting Spitfire (Flush Mount)	Community centre, men shed	PASS
47 - Emergency Lighting Spitfire (Flush Mount)	Community centre, carpark entry	PASS
44a - Emergency Lighting Spitfire - (Surface Mount)	Community centre, pool south	PASS
44 - Emergency Lighting Spitfire - (Surface Mount)	Pool north	PASS
45 - Emergency Lighting Spitfire - (Surface Mount)	Community centre, pool north west	PASS
43 - Emergency Lighting Spitfire (Flush Mount)	Community centre, hallway outside toilet	FAIL

Asset		Status

Non-critical defect
ID: 125
Added: 4th Oct 2023 12:28PM
Last Verified: 4th Oct 2023 12:29PM

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

Resolution:

42 - Emergency Lighting Spitfire (Flush Mount)	Community centre, gym	PASS
40 - Emergency Lighting Spitfire (Flush Mount)	Community centre, salon	FAIL

Non-critical defect
ID: 124
Added: 4th Oct 2023 12:28PM
Last Verified: 4th Oct 2023 12:28PM

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

Resolution:

39 - Emergency Lighting Spitfire (Flush Mount)	Community centre, therapy	PASS
37 - Emergency Lighting Spitfire (Flush Mount)	Community centre, out front of lift	FAIL

Non-critical defect
ID: 123
Added: 4th Oct 2023 12:27PM
Last Verified: 4th Oct 2023 12:27PM

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

Resolution:

36 - Emergency Lighting Spitfire (Flush Mount)	Community centre, rear stair	PASS
34 - Emergency Lighting Spitfire (Flush Mount)	Community centre,out front of lift	PASS
33 - Emergency Lighting Spitfire (Flush Mount)	Community centre, above pool table	PASS
32 - Emergency Lighting Spitfire (Flush Mount)	Community centre, main hallway, north	PASS
31 - Emergency Lighting Spitfire (Flush Mount)	Community centre, main hallway	PASS

Asset		Status
30 - Emergency Lighting Spitfire (Flush Mount)	Community centre, games room north	PASS
22A - Emergency Lighting Spitfire (Flush Mount)	Community centre, main hallway	PASS
29 - Emergency Lighting Spitfire (Flush Mount)	Community centre, games room south	PASS
26 - Emergency Lighting Spitfire (Flush Mount)	Community centre kitchen	PASS
28 - Emergency Lighting Spitfire (Flush Mount)	Community centre, dining north	FAIL

Non-critical defect
ID: 138
Added: 4th Oct 2023 12:57PM
Last Verified: 4th Oct 2023 12:57PM

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

Resolution:

25 - Emergency Lighting Spitfire (Flush Mount)	Community centre, dining south	FAIL

Non-critical defect
ID: 137
Added: 4th Oct 2023 12:57PM
Last Verified: 4th Oct 2023 12:57PM

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

Resolution:

22 - Emergency Lighting Spitfire (Flush Mount)	Community centre outside toilets	PASS
21 - Emergency Lighting Spitfire (Flush Mount)	Community centre male toilet	PASS
23 - Emergency Lighting Spitfire (Flush Mount)	Community centre, main hallway	PASS
20 - Emergency Lighting Spitfire (Flush Mount)	Community centre unisex toilets	PASS
19 - Emergency Lighting Spitfire (Flush Mount)	Community centre female toilets	PASS

Asset		Status
17 - Emergency Lighting Spitfire (Flush Mount)	Community centre hallway	PASS
5 - Emergency Lighting Spitfire (Flush Mount)	Community centre, main office	FAIL

Non-critical defect
ID: 134

Added: 4th Oct 2023 12:49PM
Last Verified: 4th Oct 2023 12:49PM

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

Resolution:

16 - Emergency Lighting Spitfire (Flush Mount)	Community centre office behind reception	PASS
4 - Emergency Lighting Spitfire (Flush Mount)	Community centre, main office	PASS
3 - Emergency Lighting Spitfire (Flush Mount)	Community centre, main office	PASS
15 - Emergency Lighting Spitfire (Flush Mount)	Community centre hallwy south	FAIL

Non-critical defect
ID: 135

Added: 4th Oct 2023 12:50PM
Last Verified: 4th Oct 2023 12:50PM

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

Resolution:

13 - Emergency Lighting Spitfire (Flush Mount)	Community centre library west	PASS
12 - Emergency Lighting Spitfire (Flush Mount)	Community centre library kitchenette	PASS
11 - Emergency Lighting Spitfire (Flush Mount)	Community centre library north	PASS
9 - Emergency Lighting Spitfire (Flush Mount)	Community centre library east	PASS
8 - Emergency Lighting Spitfire (Flush Mount)	Community centre library centre	PASS

Asset		Status
7 - Emergency Lighting Spitfire (Flush Mount)	Community centre library south	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	None		
Mike Alford	None		

Company Accreditations: