

SERVICE REPORT

Australian Unity - Peninsula Grange

431 Racecourse Road
Mornington
Victoria 3931

Report Number R-00609

Reference PENG-RC-2401522

Service Date: 13th August 2024

Scope of Works

Fire Sprinkler System - Wet Pipe: Six-monthly (1)
09 - Fire Hose Reels (2012): Six-monthly (2)

0	Critical Defects	A defect that renders a system inoperative.
0	Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
6	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 Sprinkler System - Wet Pipe: Six-monthly	02 - Fire Sprinkler System - Wet Pipe	1

Maintenance

Fire Sprinkler System - Wet Pipe: Six-monthly

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

Asset

Status

001 - Fire Sprinkler System

South Entrance

FAIL

Non-conformance

Added: 3rd Apr 2024 2:19PM

ID: 705 [↗](#)

Description:

There is no booster connection installed in accordance with Clause 3.8 of AS 2118.4-2012. The block plan also indicates that there should be one provided.

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Non-conformance

Added: 3rd Apr 2024 9:23AM

ID: 704 [↗](#)

Description:

The sprinkler spares are not all secured in a way that will ensure they are in good condition should they be required to replace one within the building.

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Non-conformance

Added: 3rd Apr 2024 9:21AM

ID: 703 [↗](#)

Description:

The wiring within the sprinkler control valve cabinet does not appear to have been completed in a professional way and may be damaged.

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Non-conformance

Added: 3rd Apr 2024 9:20AM

ID: 702 [↗](#)

Description:

A number of the sprinkler system pipes (at the control valve) were noted as showing signs of rust and corrosion.

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Asset	Status
Non-conformance ID: 701 ↗	Added: 3rd Apr 2024 9:19AM
Description: The plan does not highlight different classifications nor the location of the remote test valve and does not fit inside the cabinet, nor is it permanently fixed, waterproof or fade resistant.	
Resolution: Supply and install new sprinkler plan	
Non-conformance ID: 700 ↗	Added: 3rd Apr 2024 9:16AM
Description: Locks and labels required	
Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)	

Logbooks

 **02 - Automatic fire sprinkler systems** [↗](#)
Classic Logbook

Signoff

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

Technician	Date/Time	Accreditations	Signature
Mike Alford	13th Aug 2024 3:44PM		

Company Accreditations: