

SERVICE REPORT

Australian Unity - Drummond Place

**500 Drummond Street
 Carlton
 Victoria 3053**

**Report Number R-00307
 Reference DRUMOND-2400183
 Service Date:**

Scope of Works

03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly (2)
 02 - Fire Sprinkler System - Wet Pipe (2012): Monthly (7)

0	Critical Defects	A defect that renders a system inoperative.
2	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.
7	Informational Notes	Detailed advice or general comment.

Servicing Summary

Service	Asset	Quantity
02 - Fire Sprinkler System - Wet Pipe (2012): Monthly	02 - Fire Sprinkler System - Wet Pipe	7
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly	03 - Fire Pump - Diesel	1
03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly	03 - Fire Pump - Electric	1

Maintenance

02 - Fire Sprinkler System - Wet Pipe (2012): Monthly

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

Asset		Status
007 - Fire Sprinkler System	Level 5 stairwell	PASS
006 - Fire Sprinkler System	Level 4 stairwell	PASS
005 - Fire Sprinkler System	Level 3 stairwell	PASS
004 - Fire Sprinkler System	Level 2 stairwell	PASS
003 - Fire Sprinkler System	Level 1 stairwell	PASS
002 - Fire Sprinkler System	Ground Floor, stairwell	PASS
001 - Fire Sprinkler System Sprinkler Valve	Ground Floor, front cabinet	PASS

03 - Fire Pumpsets - (Diesel and Electric) (2012): Monthly

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

Asset	Status
001 - Fire Pump - Diesel	FAIL

Non-critical defect

Added: 1st May 2024 3:45PM

ID: 883 [↗](#)

Description:

Temp sender on diesel motor is not reading correctly and should be replaced.

Resolution:

Quote required to rectify defect

Non-critical defect

Added: 1st May 2024 3:44PM

ID: 882 [↗](#)

Description:

Block heater unit on the diesel motor is 1000watts, recommend replacing with a 500watt unit to avoid overheating issues and leaks.

Resolution:

This price includes the following:

- New 500watt block heater unit
- Replace hoses and clamps
- Drain and flush of heat exchanger and refill with new coolant

Asset	Status
Informational ID: 887 ↗	Added: 1st May 2024 3:48PM Last Verified: 1st May 2024 3:48PM
Description: Battery charger output: 13.7 volts	
Resolution:	
Informational ID: 886 ↗	Added: 1st May 2024 3:48PM
Description: Date last replaced: 22/04/2022 Load current : 1.3 amps Final voltage: 14.6 volts	
Resolution:	
Informational ID: 885 ↗	Added: 1st May 2024 3:48PM
Description: Date last replaced: 22/04/2022 Date last replaced: 22/4/22	
Resolution:	
Informational ID: 884 ↗	Added: 1st May 2024 3:46PM Last Verified: 1st May 2024 3:47PM
Description: <ul style="list-style-type: none"> Suction Pressure Zero Flow: 550 kPa Discharge Pressure Zero Flow: 1200 kPa Engine Run Temp Zero Flow: 89 °C Engine Oil Pressure Zero Flow: 616 kPa Intake Air Temperature Zero Flow: 36 °C RPM Variation Zero Flow: 2737 rpm 	
Resolution:	

002 - Fire Pump - Electric

FAIL

Informational ID: 890 ↗	Added: 1st May 2024 3:52PM
Description: <ul style="list-style-type: none"> 3.6 Verify the battery condition Passed Date last replaced: 22/04/2022 Final voltage: 13.5 volts 3.7 Test & record charger output Passed Battery charger output: 13.5 volts 	
Resolution:	

Asset	Status
Informational ID: 889 ↗	Added: 1st May 2024 3:51PM
Description: Date last replaced: 22/04/2022 Final voltage: 13.5 volts	
Resolution:	
Informational ID: 888 ↗	Added: 1st May 2024 3:51PM
Description: <ul style="list-style-type: none"> • 3.3a(A) RECORD suction pressure Passed Suction Pressure Zero Flow: 600 kPa • 3.3a(B) RECORD discharge pressure Passed Discharge Pressure Zero Flow: 1250 kPa • -3.3a C RECORD air temperature Passed Air Temp Zero Flow: 26 °C • 3.3a(D) RECORD motor rpm Passed Motor RPM Zero Flow: 2960 rpm • 3.3a E RECORD Amps (all three phases) Passed Phase 1 Zero Flow: 0 amps • Phase 2 Zero Flow: 0 amps • Phase 3 Zero Flow: 0 amps 	
Resolution:	

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: