

## SERVICE REPORT

**Australian Unity - The Alba RC**

**114 Albert Road  
 South Melbourne  
 Victoria 3205**

**Report Number R-01030**

**Reference ALBA-RC2400111**

**Service Date: 3rd October 2024**

### Scope of Works

Fire Sprinkler System - Wet Pipe: Monthly (20)

0	<b>Critical Defects</b>	A defect that renders a system inoperative.
0	<b>Non-critical Defects</b>	A system impairment not likely to critically affect the operation of the system.
1	<b>Non-conformances</b>	Missing information or incorrect feature that does not affect the system operation.
0	<b>Recommendations</b>	A modification suggested to improve the system performance.
0	<b>Informational Notes</b>	Detailed advice or general comment.
20	<b>Passed Assets</b>	

### Servicing Summary

Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Monthly	02 - Fire Sprinkler System - Wet Pipe	20

## Maintenance

### Fire Sprinkler System - Wet Pipe: Monthly

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

Asset	Status
<b>020 - Fire Sprinkler System Residential Sprinkler System</b> Level 1 rear stairwell	<b>PASS</b>



<b>019 - Fire Sprinkler System Sprinkler Valve</b> Level 2 stairwell	<b>PASS</b>
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<b>018 - Fire Sprinkler System Residential Sprinkler System</b> Ground floor rear stairwell	<b>PASS</b>
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<b>017 - Fire Sprinkler System Sprinkler Valve</b> Level 2 stairwell, Greenwall	<b>PASS</b>
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<b>016 - Fire Sprinkler System Sprinkler Valve</b> Level 3 stairwell	<b>PASS</b>
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<b>015 - Fire Sprinkler System Sprinkler Valve</b> Level 4 stairwell	<b>PASS</b>
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Asset		Status
014 - Fire Sprinkler System Sprinkler Valve	Level 5 stairwell	<b>PASS</b>
		
013 - Fire Sprinkler System Sprinkler Valve	Level 6 stairwell	<b>PASS</b>
		
012 - Fire Sprinkler System Sprinkler Valve	Level 7 stairwell	<b>PASS</b>
		
011 - Fire Sprinkler System Sprinkler Valve	Level 8 stairwell	<b>PASS</b>
		
010 - Fire Sprinkler System Sprinkler Valve	Level 9 stairwell	<b>PASS</b>
		
009 - Fire Sprinkler System Sprinkler Valve	Level 10 stairwell	<b>PASS</b>
		
008 - Fire Sprinkler System Sprinkler Valve	Level 11 stairwell	<b>PASS</b>

Asset	Status
	
<b>007 - Fire Sprinkler System Sprinkler Valve</b> Level 12 stairwell	<b>PASS</b>
	
<b>006 - Fire Sprinkler System Residential Sprinkler System</b> Ground floor stairwell, retail	<b>PASS</b>
	
<b>005 - Fire Sprinkler System Sprinkler Valve</b> Level 13 stairwell	<b>PASS</b>
	
<b>004 - Fire Sprinkler System Sprinkler Valve</b> Level 14 stairwell	<b>PASS</b>
	
<b>003 - Fire Sprinkler System Residential Sprinkler System</b> Ground floor stairwell	<b>PASS</b>
	
<b>002 - Fire Sprinkler System Sprinkler Valve</b> Level 14 stairwell	<b>PASS</b>
	
<b>001 - Fire Sprinkler System</b>	<b>PASS</b>

**Asset**

**Status**

**Non-conformance**

Added: 5th Sep 2024 1:17PM

ID: 1486 [↗](#)

**Description:**

Told to stop testing by GARY visual only  
Unsure whether the monitored valves and flow switches work on these floors as we've never tested them.

**Resolution:**

**Location:**

Level 5 to Ground

**Photos**



Click photos to enlarge

**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

3rd Oct 2024  
2:52PM

**Signatures**

Js

Client Js

**Company Accreditations:**