

SERVICE REPORT

Australian Unity - Peninsula Grange

**431 Racecourse Road
 Mornington
 Victoria 3931**

**Report Number R-00191
 Reference PENG-RC-2400225
 Service Date: 3rd March 2024**

Scope of Works

Annual Maintenance

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.

Servicing Summary

Service	Asset	Quantity
02 - Fire Sprinkler System - Wet Pipe (2012): Annual Flow	02 - Fire Sprinkler System - Wet Pipe	1
02 - Fire Sprinkler System - Wet Pipe (2012): Annual	02 - Fire Sprinkler System - Wet Pipe	1

Maintenance

02 - Fire Sprinkler System - Wet Pipe (2012): Annual Flow

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

Asset

Status

001 - Fire Sprinkler System

South Entrance

NO TEST

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
<p>Non-conformance ID: 701 ↗</p> <p>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.</p> <p>Resolution: Supply and install new sprinkler plan</p>	Added: 3rd Apr 2024 9:19AM
<p>Non-conformance ID: 700 ↗</p> <p>Description: Locks and labels required</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	Added: 3rd Apr 2024 9:16AM

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

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

Asset	Status
<p>001 - Fire Sprinkler System South Entrance</p>	FAIL
<p>Non-conformance ID: 705 ↗</p> <p>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.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	Added: 3rd Apr 2024 2:19PM
<p>Non-conformance ID: 704 ↗</p> <p>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.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	Added: 3rd Apr 2024 9:23AM

Asset	Status
<p>Non-conformance ID: 703 ↗</p> <p>Description: The wiring within the sprinkler control valve cabinet does not appear to have been completed in a professional way and may be damaged.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 9:21AM</p>
<p>Non-conformance ID: 702 ↗</p> <p>Description: A number of the sprinkler system pipes (at the control valve) were noted as showing signs of rust and corrosion.</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 9:20AM</p>
<p>Non-conformance ID: 701 ↗</p> <p>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.</p> <p>Resolution: Supply and install new sprinkler plan</p>	<p>Added: 3rd Apr 2024 9:19AM</p>
<p>Non-conformance ID: 700 ↗</p> <p>Description: Locks and labels required</p> <p>Resolution: Technician to investigate cause of issue and rectify where possible (excluding parts)</p>	<p>Added: 3rd Apr 2024 9:16AM</p>

Logbooks
<p> 06 - Fire Detection Systems ↗ Classic Logbook</p>
<p> 02 - Automatic fire sprinkler systems ↗ Classic Logbook</p>

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	3rd Mar 2024 10:40PM		
Mike Alford	3rd Mar 2024 10:40PM		

Signatures



Hayden Rock

Company Accreditations: